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GREAT BRITAIN, Parliament, House of Commons







R E P O R T:

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Sewers of the Metropolis.

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*Ordered, by The House of Commons, to be Printed,  
8 August 1834.*

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GREAT BRITAIN, Parliament, House of Commons,  
Select Committee on Metropolis Sewers.

# R E P O R T

FROM

SELECT COMMITTEE

ON

## METROPOLIS SEWERS;

WITH

MINUTES OF EVIDENCE,

AND AN APPENDIX.

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*Ordered, by The House of Commons, to be Printed,  
8 August 1834.*

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*Mercurii, 12° die Martii, 1834.*

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*Ordered, THAT* a Select Committee be appointed to inquire into the state of the Law respecting Sewers in and near the Metropolis, and into the administration of the same by the various Boards of Commissioners of Sewers, with a view to suggest such Amendments in both as shall be deemed advisable.

And a Committee is appointed of—

Mr. Ward.	Mr. Edward Lytton Bulwer.
Lord Viscount Duncannon.	Captain Deans Dundas.
Mr. Grote.	Colonel Evans.
Mr. George Frederick Young.	Mr. Tennyson.
Mr. Hawes.	Mr. Alderman Wood.
Mr. Clay.	Mr. Wilks.
Sir Francis Burdett.	Mr. Dunlop.
Mr. Hume.	Mr. Barnard.
Sir Samuel Whalley.	Mr. Aglionby.
Mr. Briscoe.	

*Ordered, THAT* the said Committee have power to send for Persons, Papers and Records.

*Ordered, THAT* Five be the Quorum of the said Committee.

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*Veneris, 8° die Augusti, 1834.*

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*Ordered, THAT* the Select Committee on Sewers have power to report the Minutes of the Evidence taken before them.

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# R E P O R T.

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THE SELECT COMMITTEE appointed to inquire into the state of the Law respecting SEWERS in and near the METROPOLIS ; and into the Administration of the same by the various Boards of Commissioners of Sewers, with a view to suggest such Amendments in both, as shall be deemed advisable ; and to whom the Petition of Inhabitants of *St. Anne, Limehouse*, was referred :—HAVE, pursuant to the Order of The House, examined the matters to them referred, and agreed to the following REPORT :

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YOUR Committee find, that the Metropolis and the adjacent Districts comprehended within a circle of Ten Miles from the Post-office, are divided into Seven Trusts, or Boards of Commissioners, each possessing a separate and independent jurisdiction within its own limits.

These Trusts are :

The Commission of Sewers for the City and Liberties of Westminster, and part of the County of Middlesex. Local Act, 47 G. 3,  
March 1807.

The Commission of Sewers for Holborn and Finsbury, and part of the County of Middlesex. Local Act, 54 G. 3.

The Blackwall, or Poplar and Stebunheath Marsh Commission of Sewers. No Local Act.

The City of London Commission of Sewers.

Local Act, 11 G. 3.

The Commission of Sewers for the Tower Hamlets.

No Local Act.

The Commission of Sewers from the River Ravensborne, in Kent, to the Ember branch of the River Mole, in Surrey. Three Local Acts,  
1809, 1810, 1813.

The Commission of Sewers for Regent Street.

Local Act, 53 G. 3.

Five of these Commissions, viz. the Westminster, Holborn and Finsbury, City of London, Surrey, and Regent Street Commissions are administered by Local Acts ; while the two others take as their guide the Old Law of Sewers, as contained in the 23d of Henry VIII. the provisions of which are little fitted for the complicated wants of modern times, as they have reference almost exclusively to the Surface Drainage, which appears then to have been the only thing contemplated by the Legislature.

It is a satisfaction to Your Committee to be enabled to state, that whatever the defects of these Laws may be, they appear to have been administered of late years with good faith and integrity on the part of the Commissioners. No charge of malversation in the management of the funds entrusted to them has been in anyway substantiated.

In most of the Districts considerable improvements have been effected since the commencement of the present century ; and where just causes of complaint have arisen on the part of the Public, they appear to have



originated in the faults of the system, and in a consequent want of power on the part of the Commissioners.

The defects in the Law as it now stands, which have most forcibly struck Your Committee, are these :

1st, A want of uniformity.

There are no two Districts in which the Law does not vary, or where, if the law be the same, the Commissioners do not interpret some parts of in a different manner.

Thus, a man having property in Finsbury and in Westminster, or in the City, and in the Tower Hamlets, may find himself placed under different systems, and may be led by his knowledge of the regulations of the one District, to violate the regulations of the other. This is a source of much inconvenience.

2dly, The want of Publicity and of Responsibility, systematically enforced.

There are several Trusts in which the Courts have not been open to the Public ; where the right of the Ratepayers to inspect the Accounts is not admitted ; and where, consequently, a real responsibility in money matters can hardly be said to exist.

3dly, Equality of Rateage, with inequality of Advantages.

The principle on which the Sewers Rates are levied is this ; that all houses are liable to them which either receive a benefit from the Sewers, or avoid a damage ; and as, directly or indirectly, all are benefited by the Surface Drainage of the streets, all are liable to the Sewers Rate. This was a fair principle as long as the Surface Drainage of the Town was alone contemplated ; but with the increase of civilization, the Sewers have become applicable to many other purposes, conducive to the health and convenience of the Public, in addition to the Surface Drainage ; and it appears to the Committee unjust that the same Rate should be levied upon houses enjoying the advantage of an underground communication with the Sewers, and upon houses possessing no such advantages, and which never can possess them without great additions to the Sewage as it now exists. These additions the Boards of Commissioners, acting under the Old Law of Sewers, have it not in their power to make ; for the Old Law does not authorize them to make Rates for the construction of new Sewers, or for covering in old open Sewers ; nor does it enable them to compel builders to provide new districts with proper access to the main lines of Sewers, or to rate old property for the construction of new Sewers in districts where there are now none, even in cases where the consent of a great majority of the householders interested might be obtained.

There is also a great difficulty in fixing the limits of *indirect* advantage where there is no underground communication with the Sewers ; for instance, in the Holborn and Finsbury Trust, the inhabitants of the high lands about Hampstead and Highgate, are exempted from the payment of Sewers Rates, although they are, unquestionably, benefited indirectly by the Sewage of the lower districts between them and the River, which are forced to provide a passage for their superabundant waters. But a Court of Law has decided that they are not liable, and no Rate has been levied for many years by the Commissioners beyond a certain line. Now the question is, where this line ought fairly to be drawn, and whether there is any distinction, in point of direct advantage, between the houses in the rateable side of it, and the houses beyond that line which are not rated at all ?

*Vide Evidence.*

Your



Your Committee is aware of the difficulties with which this question is surrounded, and will state their views respecting it more at large when they come to the changes to be proposed.

The fourth and last defect which Your Committee wish to point out, is the want of system or combination between the different Trusts, which have now, as before observed, each an independent action. The inconveniences in this are palpable; for, where the line of communication with the Thames is not complete within each District, the very improvements in the one Trust may prove injurious to the others. It appears by the Evidence, that a case of this kind occurred not long ago in the City of London, through which a part of the Holborn and Finsbury Sewage is conducted to the River. The Sewers of the Holborn and Finsbury Division having been greatly improved and enlarged, the City Sewers became inadequate to carry off their contents, and a number of houses in the vicinity of the River were inundated after each fall of rain, the contents of their own drains, in addition to the waters from the high lands in the neighbouring Trust being absolutely forced back into their houses from the volume of water which occupied the Main Sewer. This has now been remedied at a great expense to the City of London District, and by dint of much labour and time; but if anything like combination had existed previously, the improvements would have been carried on simultaneously, and the inconvenience would never have occurred.

*Vide Evidence of Mr. Daw, 552 to 563.*

A variety of suggestions have been made to Your Committee with regard to other defects in the present system, as bearing upon the health of the Metropolis; and it has been proposed by medical men of considerable eminence to purify the air in the Main Sewers by building Furnaces, at intervals, along their course, and by closing some of the Gullyholes, and providing others with Traps. Upon these projects Your Committee cannot venture to pronounce an opinion, as none of them have yet been confirmed by successful experiments, nor can they be submitted to this test without a considerable expense. The House will perceive by the evidence of Mr. Farraday the opinion which that gentleman entertains of their practicability, which is not at present sufficiently strong to warrant any very sanguine expectations as to the results. The minor improvement of Traps, for diminishing the emission of foul air from the Gullyholes, has already attracted the attention of the Commissioners in several of the Trusts, and appears to have been applied with success.

*Vide Evidence.*

#### *Changes Proposed.*

Your Committee now come to the changes which they wish to recommend in the Law of Sewers as it at present stands; and in these the first object of Your Committee will be to remove practical defects, with as little change as possible in the forms of the system, with which the inhabitants of the Metropolis are already familiar. It is therefore proposed to preserve the existing Trusts in their present divisions, for all purposes of local arrangement.

The composition of these Trusts having given rise to much dissatisfaction, because, although consisting of most respectable individuals, a great proportion of these individuals have neither the time nor the inclination to attend the Courts.

Your Committee suggest the following remedies:

1st. That whenever it shall appear, in future, by the Books of the different Trusts (in which a regular entry shall be made for the purpose) that a Commissioner has absented himself from a majority of the Courts



held for his District within the year, such Commissioner shall be considered as having voluntarily resigned.

2dly. That the number of Commissioners in each Trust shall, in future, be fixed.

3dly. That Vacancies shall be filled up in the City of London by Election by the Common Council, as at present, and in the other Trusts, by the Vestries of the Parishes in the respective Districts, by Rotation, and in proportion to their relative Population and Rental.

The Committee is of opinion that the system to be pursued in all the Trusts thus constituted should be uniform, the Courts fixed and open, (with powers however to summon extraordinary Courts when required,) the Accounts subject to inspection by all, publicly audited, submitted annually to Parliament, and copies furnished to all Ratepayers on demand at a reasonable price. Works of all kinds should be performed by Public Contract, with due notice given, in order to encourage competition, but with the understanding that they are to be subjected, as now, to the approbation of the Commissioners; there being no public works in which the inspection of responsible officers is so essential as in those connected with Sewers, where defects, concealed easily, if not at once detected, are sure to be brought to light, by entailing upon the District, subsequently a load of vexation and expense.

*Vide Evidence,*  
1172 to 1177.

Your Committee propose that the power of levying Rates, when required; should be continued as at present in the Local Trusts; and that they should also have a power, under certain limitations, of raising money upon the Rates, where improvements in the Sewage of a District are obviously necessary, so as to diffuse the expense more equably over a series of years.

All that Your Committee wish to effect by this, however, is to render improvements practicable where they are undoubtedly desirable, which is not always the case at present, from the want of power and of funds.

It will be essential, too, in order to facilitate these improvements, and to provide for the health of some old and populous districts of the Metropolis, where great inconvenience is now experienced by the inhabitants from the want of Sewage, to remove all doubts as to the jurisdiction of the Commissioners, originating in the obscurity of the present Laws of Sewers, and to give them in all cases power to cover in, enlarge, widen or otherwise improve open Sewers: to compel builders to provide new districts with adequate communications with the main lines of Sewers, (the want of which has obliged the Commissioners of Woods and Forests to bring in a special Bill, in order to remedy the nuisance arising out of the Sewage of the Bishop of London's Estate :) to rate old property for the construction of new Sewers, and to oblige all houses thus rated to communicate with the Sewers when built.

*Vide Evidence,*  
1590 to 1610.  
1674 to 1727.  
2145 to 2154.  
2206 to 2210.

*Vide Evidence,*  
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The Sewers Rate in general is regarded as a Landlord's Rate, but is paid, in the first instance, by the occupying Tenant. Your Committee think, therefore, that it would be expedient, that where there is not a special agreement to the contrary, a receipt given to the Tenant by the Commissioners, should be in all cases, a legal set-off against the rent; while houses untenanted for any length of time, and consequently not contributing to the wear and tear of the Sewers, might be allowed a temporary exemption from the Rate. With regard to the practicability of varying the amount of the Rates according to the extent of the advantages enjoyed, Your Committee do not venture to pronounce any decided opinion.

opinion. The principle on which a uniform Rate was originally established has been already explained ; and, as long as the Sewage was confined to the Surface Drainage of a district, it was perfectly just. But now that there are so many other advantages connected with the Sewage, it seems desirable to recognize a distinction which exists, *de facto*, in every part of London, and not, at all events, to impose precisely the same amount of Rate on streets and houses which have no private underground Drains, because there are no Sewers within reach into which to lead them, as upon other streets and houses amply provided with the accommodation of Public and Private Drainage.

Your Committee regret that it should not be in their power to suggest any practicable mode of correcting that want of combination between the different Trusts, which they have alluded to as one of the defects of the present system ; but they see so many reasonable objections to a Central Board, superseding in part, or altogether, the Local Trusts, a change which would be most unpalatable to the inhabitants of the respective Districts, that they cannot recommend it as desirable, until, at all events, the effect of the changes suggested in the present Report, should the House think proper to approve of them, shall have been fairly tried.

8 August 1834.

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## MINUTES OF EVIDENCE.

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*Mercurii, 19<sup>o</sup> die Martii, 1834.*

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HENRY GEORGE WARD, ESQ. IN THE CHAIR.

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[Mr. *George Saunders* delivered in two plans of the district under the jurisdiction of the Westminster Commissioners of Sewers; also a list of the Commissioners; also a book, containing certain reports; and referred the Committee for further information as to the details to Mr. *Houseman*, the Clerk of the Commissioners.

Mr. *John Houseman*, called in; and Examined.

1. YOU are Clerk to the Commissioners of Sewers for the city and liberties of Westminster, and part of the county of Middlesex?—I am. Mr. *J. Houseman*.
2. You were examined before a Committee of this House in 1823?—I was. 19 March 1834.
3. You recollect the evidence you gave at that time before that Committee?—Yes, I do.
4. Can you tell us whether any material changes have taken place in the system that was then detailed?—Some have taken place.
5. But the principal points of the system continue the same?—Yes.
6. State, in the first instance, the extent of your jurisdiction?—I will state it from the Act of Parliament. The Act to which I refer is the Act of the 47 Geo. 3, c. 7, of Local and Personal Acts, passed the 17th of March 1807, intituled, “An Act to enlarge the powers and extend the jurisdiction of the Commissioners of Sewers for the city and liberties of Westminster, and part of the county of Middlesex.”
7. Have you any other Local Acts by which your commission is regulated?—There is one other Local Act that refers to the purchase of the premises in which the office is held; it was passed the 20th of April 1812, intituled, “An Act for empowering the Commissioners of Sewers for the city and liberties of Westminster, and part of the county of Middlesex, to purchase a messuage and premises for holding their meetings, and for enlarging the powers of the said Commissioners.”
8. Be so good as to give the Committee, from the Act, the extent of your jurisdiction?—It is the 47 Geo. 3; the Act orders, that all the walls, ditches, banks, gutters, sewers, gates, causeys, bridges, streams and watercourses west of the city of London, extending to and including a certain watercourse, part of which divides the parish of Chelsea on the one side from the parish of Fulham on the other side thereof, and including the several parishes within the city and liberty of Westminster and precincts of the same, west of and extending to Temple-bar; and also including the several parishes of St. Giles-in-the-Fields, St. George Bloomsbury, St. Pancras, St. Mary-le-bone, St. John Hampstead, such part of the parish of Willesden as is drained by the watercourses before mentioned, and the parishes of Paddington, Kensington and Chelsea, and all the sewers and drains communicating with the said watercourses, or any ancient sewers.” I should go a little further. This was a special Act made for the drainage of the houses; but the general commission goes to Hampton-court and Teddington; but that is supposed to relate only to the ebbing and the flowing of the tide.
9. What number of parishes are comprised in this jurisdiction?—I really cannot give the number; I do not know those in Westminster. I will prepare and deliver in a return.
10. The Commissioners of Sewers consist nearly of 200 members?—Yes.
11. Of which a list has been put in?—Yes; there have been some late additions made to it.



Mr. J. Houseman.

19 March 1834.

12. Corrected up to March 1834?—Yes.
13. That comprises the last additions?—It does.
14. And of those 200 members, have you any means of information what numbers have habitually attended to the business of the trust?—Habitually I cannot say; but those that are ticked have occasionally attended. There is a tick against those who have been sworn.
15. What number constitutes your court?—Six.
16. Six is a quorum?—Yes; it is so settled by the Act of Henry 8.
17. In page 32 of the former Evidence, you proceed in your examination to detail the manner in which the business is conducted, and the principle upon which the rates are levied?—Yes.
18. Has there been any material change in any part of that system detailed there since you were examined here?—None. In the course of the works there have been some little alterations as to laying the drains into the sewers.
19. Has there been any change in the general system?—No.
20. The courts are now constituted as they were then constituted?—Yes.
21. The Commissioners are still unpaid?—Yes. The Committee is aware there is an allowance in the Act of Hen. 8th for the Commissioners of 4 s. a day, which has never been claimed.
22. Are the salaries of the subordinate officers of the trust the same as at that time?—Not exactly. I have a statement of the establishment of the office.

[The Witness delivered in the following Paper :]

ESTABLISHMENT of the Office of the COMMISSIONERS of SEWERS for the City and Liberty of *Westminster*, and part of the County of *Middlesex*.

CLERK'S DEPARTMENT:

	£.	s.	d.		£.	s.	d.
One clerk, salary - - - - -	400	-	-	p' ann.			
Gratuity for long service - - - - -	100	-	-	ditto			
					500	-	-
Allowance for assistants - - - - -	-	-	-	p' ann.	300	-	-
One office-keeper and crier - - - - -	-	-	-	ditto	40	-	-
One assistant office-keeper and crier, salary - - - - -	60	-	-	ditto			
Allowance for cleaning office, &c. - - - - -	45	-	-	ditto			
					105	-	-
One bailiff and messenger - - - - -	-	-	-	p' ann.	40	-	-
One assistant messenger - - - - -	-	-	-	ditto	60	-	-

SURVEYOR'S DEPARTMENT:

One surveyor, salary - - - - -	300	-	-	ditto			
Gratuity for long service - - - - -	100	-	-	ditto			
					400	-	-
One first clerk of the works, salary - - - - -	160	-	-	p' ann.			
Additional allowance - - - - -	40	-	-	ditto			
					200	-	-
One second clerk of the works - - - - -	-	-	-	p' ann.	130	-	-
One clerk of the works, 40 s. per week - - - - -	-	-	-	-	104	-	-
Three - ditto - - on probation, each 40 s. per week - - - - -	-	-	-	-	312	-	-
One labourer in trust - - - - -	-	-	-	p' ann.	80	-	-
One labourer attending the flaps at Westminster - - - - -	-	-	-	ditto	65	-	-
One labourer attending the floodgates of King's scholars' pond sewer, and the open part of that sewer, 21 s. per week - - - - -	-	-	-	p' ann.	54	14	-
				£.	2,390	14	-

Sewers Office for Westminster }  
and part of Middlesex, }  
19 March 1834.

John Houseman, Clerk.

23. What is the reason that the assistant messenger is higher paid than the messenger himself?—Because the messenger himself is a superannuated old man, and is hardly able to do any thing; he only does any thing when he is able to do so.

24. What



24. What do you call the labourer in trust?—The man who attends the soil carts, and sees that they take away the proper quantity, and that no more is taken. *Mr. J. Houseman.*

25. That is paid out of the rates levied?—Yes.

19 March 1834.

26. Are the rates still levied upon the same principle as before, that those are assessed who avoid any damage or receive benefit from the sewers?—Yes, all residing in the district drained by a sewer are assessed to it.

27. And that principle of avoiding damage or receiving benefit goes to the full extent of the drainage of the surface of the streets?—Yes.

28. So that, from whatever house water may be supposed to be conveyed into any sewer, that house is liable to the sewers' rate?—Yes, or whether there is a conveyance of water from the house or not; every house in a district which is drained by a sewer is assessed towards the maintenance of that sewer.

29. Do you not sometimes assess houses in districts that are very imperfectly drained?—Yes.

30. Upon the principle of the water being carried off eventually?—Yes.

31. As to the houses in courts or small streets, where they have no sewer to convey the sullage or drainage of houses, are they still assessed to the general sewers' rate?—Yes, they are, upon this principle, if there were not sewers, those places would not be accessible.

32. Are they rated as highly as those connected with drains?—Yes, the same; there is no distinction. The great principle is the drainage of the surface; and if the drainage of houses can be combined with it, so be it.

33. You do not admit the drainage of houses to be an essential principle?—Yes, where it can be combined; but there is no additional assessment made on that account.

34. Do not the Commissioners of Sewers, in every case where there is a want of drainage complained of by the inhabitants of any street assessed to the poor-rate, feel it incumbent upon them to provide for it?—No, they do not build original sewers, they only maintain and repair where necessary the sewers originally built.

35. Then the Committee are to understand, that in cases when they find complaints are made by the inhabitants of a district of the want of drainage, the Trust are not authorized under the present Act to take any measures to effect that drainage?—No, they cannot at any time build a new sewer.

36. Or a branch sewer?—No, nor a collateral sewer; they have no power to do it in the Westminster Commission. They have taken legal opinions upon it.

37. And whole districts may be left without a drainage, and assessed to the rate notwithstanding?—Not whole districts, but only a small part.

38. The principle goes to that extent?—Yes.

39. Have you the legal opinion upon which you go in this matter?—No, I have not; but I can bring it when I come again: it was the opinion of the Attorney-general and the Solicitor-general.

40. Are you aware that, when there was a Report of a Committee of this House upon the new street projected between the lower end of Grosvenor-place and the Abbey, there was a whole district in Westminster pointed out at that time as being totally destitute of any advantage from the sewers whatever, and in a state highly dangerous to the public?—Yes, I recollect the circumstance; but I do not bear in mind the particulars at this time.

41. You have stated just now that the principle upon which the rates are levied is this, that the Commissioners of Sewers take care of the surface drainage?—Yes.

42. That is all they consider themselves originally bound or competent to do?—Originally bound to do.

43. And all that they are competent to do?—No.

44. Did not the Committee understand you to say, that they could not make an under-ground drain themselves?—Yes; they cannot; but they maintain what there are.

45. They can only take cognizance of the surface drainage?—Yes.

46. They cannot make an under-ground drain for the purpose of draining private dwellings?—No.

47. The only way such drains are made is, that parties who suppose that such a drain is an advantage to their property, apply to the Court and build a drain according to certain rules and regulations that the Court has laid down?—Yes; under the Act 47 Geo. 3.

48. The Commissioners then can take that sewer under their control, and maintain it by a rate to be levied for that purpose?—Yes.



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49. When you say that all the premises in the districts upon which you levy a rate are assessed to that rate in that district, explain what you mean by a district?—Within the level.

50. Explain what you mean by the level?—Every thing comprehended within the districts laid down upon the map.

51. Those coloured districts in the map you call levels?—Yes.

52. If you were to describe those districts, you would call them different levels?—No; we call them districts.

53. How long is it since private dwellings were permitted to be drained into sewers; the soil, for instance, from water-closets?—I should think from about the beginning of the present century.

54. Not earlier?—No.

55. Previously to that the soil from necessities was not allowed to go into the sewers?—No, they were not; and there are many instances of persons having been fined for it.

56. It was all deposited in cesspools, between which and the sewers there was no communication?—Yes; and which were necessary to be emptied by night-carts.

57. By what authority was that change made?—By the authority of the different Commissioners of Sewers; when the sewers were so improved as to be able to carry off that soil, it was permitted.

58. Have you different rates for different districts?—Yes; every district keeps its own accounts.

59. How many different accounts are kept by your commission?—Four.

60. Is all property that is rated to the poor rated to the sewers'-rate?—Yes.

61. Do you adopt as your rental for rating the poor's-rate rental of the different parishes, or do you make a separate assessment?—No; we take the rack-rent of each parish; some parishes rate at a modus of four-fifths; but we take the rack of all.

62. How do you get the rack-rent?—By knowing the modus, and adding to it.

63. What is the average amount of the rates levied now upon the rack-rent?—This Account, which I am ordered to bring, will explain it.

[The Witness delivered in the following Paper:]

ABSTRACT of the Accounts of the COMMISSIONERS of SEWERS for the City and Liberty of *Westminster*, and part of the County of *Middlesex*, for the last Ten Years, showing the Amount of Receipt and Expenditure in each Year.

RECEIPT:				£.	s.	d.	£.	s.	d.
1824.—Balance from the account of 1823	-	-	-	623	19	6			
Received during the year 1824	-	-	-	29,357	17	5			
							29,981	16	11
1825.—Received during the year 1825	-	-	-	-	-	-	28,837	10	10
1826.—Received during the year 1826	-	-	-	-	-	-	22,740	19	6
1827.—Received during the year 1827	-	-	-	-	-	-	28,375	17	11
1828.—Received during the year 1828	-	-	-	-	-	-	19,209	2	6
1829.—Received during the year 1829	-	-	-	-	-	-	39,424	1	10
1830.—Received during the year 1830	-	-	-	-	-	-	28,009	17	9
1831.—Received during the year 1831	-	-	-	-	-	-	35,394	19	7
1832.—Received during the year 1832	-	-	-	-	-	-	11,274	12	3
1833.—Received during the year 1833	-	-	-	-	-	-	37,546	3	2
							£.	280,795	2 3
EXPENDITURE:									
1824.—Expended during the year 1824	-	-	-	-	-	-	24,168	1	1
1825.—Expended during the year 1825	-	-	-	-	-	-	24,360	4	1
1826.—Expended during the year 1826	-	-	-	-	-	-	29,410	10	-
1827.—Expended during the year 1827	-	-	-	-	-	-	23,505	17	10
1828.—Expended during the year 1828	-	-	-	-	-	-	27,340	15	3
1829.—Expended during the year 1829	-	-	-	-	-	-	33,998	13	9
1830.—Expended during the year 1830	-	-	-	-	-	-	30,427	8	11
1831.—Expended during the year 1831	-	-	-	-	-	-	23,643	-	11
1832.—Expended during the year 1832	-	-	-	-	-	-	19,724	12	10
1833.—Expended during the year 1833	-	-	-	-	-	-	33,410	3	7
Balance carried to the account of 1834	-	-	-	-	-	-	10,805	14	-
							£.	280,795	2 3

Sewers Office for Westminster, &c. }  
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John Houseman, Clerk.

64. Enumerate



64. Enumerate the four districts in your commission?—The Counter, Creek and Ranelagh sewer, the western division of the Westminster sewers, the eastern division of the Westminster sewers.

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65. State what the annual rate is in each of those separate districts?—It is not an annual rate; we only make occasional rates.

66. How are the Committee to understand the differences in this account; do your rates vary in amount according to the demands of the year?—Yes, they do.

67. By what authority are the rates made?—A jury make a presentment of the persons to be assessed.

68. Can you put in a detailed statement of the mode of proceeding of the Commissioners of Sewers for the city and liberty of Westminster, and part of the county of Middlesex, from the time of their receiving a complaint of a defect or breach in a sewer to the time of their making an assessment to pay for works done; is that statement still the system pursued by the Commission?—Yes.

69. In every part of it?—Yes. There has been a small deviation in regard to the laying of private drains into the sewers to prevent the sewers being injured.

70. Have you a printed copy of that regulation?—Yes; that has been given in.

71. You say you do not make annual rates?—Not in every district; they are occasional rates.

72. Do you make no annual rates for any of your districts?—We have occasionally; it depends upon the expenditure entirely; and in some districts they have been annual for a certain time, and then they intermit; one year may elapse, or two years may elapse.

73. Were there or not annual rates, as there are church-rates and poor-rates; where they are only occasional, what quantity of balance do you generally suppose should be retained by the Commissioners, in respect of each of those districts, before you set to work to make a new rate in that district?—The Commissioners of Sewers have an annual audit of their accounts. There is a quarterly audit and an annual general audit for the year; and if there be not a balance in hand for a district sufficient to answer for that year, they order a rate to be prepared; it takes nearly a year to make a rate, from the length of time before we can get the poor-rate.

74. What do they consider a sufficient sum in hand?—As much as will cover the expenses of the year.

75. Where is that balance placed?—In the hands of Messrs. Drummonds.

76. There is an estimate prepared?—Yes, an estimate is presented at the annual audit of two years expenditure.

77. What is the average of their estimate?—The estimate for the expenditure is generally 25,000*l.* a year, and then the means of raising that is considered.

78. When they have that in hand they do not raise a new rate?—When they have not enough to answer the expenses they make a rate.

79. What intervals are there generally between the time of making rates for each district?—It varies according to the state of the sewers in the district; the eastern division is less frequent; there have been intervals of three or four years.

80. Sometimes there is an interval of four years between your making a rate for one district and the former rate?—Yes; it depends entirely upon the expenditure in the district.

81. Does it not occur to you to be very hard that those who happen to be then residing shall have to pay that rate, while those who reside there the succeeding three or four years have no rate to pay, while they have the benefit of it?—The rate is only 6*d.* in the pound.

82. Upon the rack rent?—Yes.

83. That is levied entirely at the discretion of the Court?—Yes.

84. By the order of the Court?—Yes; but it is a landlord's tax, not the tenant's.

85. But it is enforced in the same way as other rates are enforced by the process of distress eventually?—Yes.

86. But, with the modifications you state in your previous evidence, that sum is always allowed?—Yes.

87. You must be aware, that by custom it has ceased almost in London to be a landlord's tax; that in almost all leases now granted it is thrown upon the tenant?—The Commissioners do not presume to interfere with the agreements between the individuals; the general principle is, it is a landlord's tax.



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88. Are you not aware, that in practice it has almost invariably now fallen upon the tenant?—I believe so.

89. If there was no agreement between the landlord and the tenant he would have a right to deduct it from the rent?—Yes.

90. Do you mean to be understood to say that the balance of 25,000 *l.* is left in the treasurer's hands as one year's expenditure, or as one distinct balance?—No, not a balance of that kind.

91. You have said there was an estimate made out, and that there was enough to cover that budget left in the treasurer's hands; can you state the amount that is generally left in the treasurer's hands at the audit?—It may vary from 600 *l.* to 10,000 *l.*

92. What is considered a balance sufficient to enable you not to levy a rate, you must have some rule to go by; you say the rate is not levied for two or three years; you must have a fund in hand, and the question is, what is the amount of that fund?—It is not that the balance is actually in hand, is to the credit of the district, although it may not be collected.

93. Rates due?—Yes, they are collected in the course of the year.

94. The question related to the amount?—It varies in the different districts; if we calculate upon an expenditure of 10,000 *l.* in the district, we expect to have so much coming in.

95. What is the usual balance in the treasurer's hands?—Perhaps 1,000 *l.* to 2,000 *l.*

96. For all the districts?—Yes.

97. When you speak of balances, they consist of four balances?—No, it is only one balance; we keep but one account with the treasurer.

98. The balance consists of the balance in hand from the four different districts?—Yes.

99. Therefore when you are asked what balance in hand would prevent the necessity of raising a rate, you cannot give an answer to that generally, because you raise a rate as the necessities of the district require?—Yes.

100. At those periods when you have omitted making a rate for four years, what has been the average balance in the hands of the treasurer?—We do not keep an account of the balance in the hands of the treasurer for one district.

101. There is one account and one treasurer?—Yes.

102. What is the balance in his hands when you do not make a rate for four years?—It is about the same, because although we do not make a rate for one district we do upon another.

103. The accruing balance in the hands of the treasurer is generally supposed to be enough to pay the current expenses?—Yes; I can produce the balance book.

104. Is it not your custom, to avoid trouble, or perhaps expense, when a house is vacant, not to apply for the sewers'-rate, but to leave it to fall upon the incoming tenant?—There is no one to apply to.

105. You do not apply to the landlord?—It depends upon the circumstances; if the landlord lives upon the spot, the collector goes to him, but he may live at York.

106. Do you apply to him then?—No; we leave it to the tenant coming in.

107. Is that tenant liable to pay the arrears?—Yes, he is liable to pay it, but he reclaims it from the landlord.

108. You have admitted that you were aware, that by the modern practice the rate was thrown upon the tenant, and you are also aware that a tenant may come into a house where a rate has not been made for four years, and the first claim made upon him is for the four years' sewers'-rate?—That is claimed from the landlord.

109. You have said it is thrown upon the tenant, and if the tenant enters upon a house under a lease, he will come into a house, and the first demand is for three or four years sewers'-rate?—That he can recover of his landlord.

110. Do you enforce those rates against a tenant so situated by the process of distress?—Yes, we are entitled to do it, and we have the opinion of counsel to that effect.

111. When you consider that this is a landlord's tax, and only payable by the tenant on account of the landlord, are you acting under the authority of your own Local Act, or the general law of the sewers?—Under the general law of sewers.

112. Point out that authority under which you levy upon an incoming tenant the



the rates made during the occupation of the previous tenant?—I can give in the opinion of counsel upon the subject. Mr. J. Houseman.

[*The Witness was directed to furnish the same.*]

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113. That case will comprise the whole law of the case, and the opinion of the counsel?—Yes, I believe it does.

114. Can you tell the number of years, to your knowledge, that those rates have been so enforced against the tenant?—It seldom goes beyond one or two years; seldom to two rates.

115. It never exceeds two?—It may exceed two. There was the particular instance of the house inhabited by the Portuguese ambassador; there were 20 rates we could not recover; it was a protected house.

116. Suppose the Portuguese ambassador goes away, do you consider the incoming tenant liable?—Directly the ambassador ceased to be an ambassador he was liable, and paid it.

117. You enforced it against him before he departed from the country?—Yes.

118. As the occupier of the house?—Yes.

119. Not as the owner?—No, not as the owner.

120. Suppose a house remains without a tenant 10 or 12 years?—Then, as soon as it was occupied we should apply for the rates.

121. Suppose the ambassador had left London without your knowledge?—We should refer to the landlord for it if it was an empty house.

122. Should you have claimed those 20 rates of the incoming tenant?—Yes, and he would have reclaimed from the landlord; we consider he would have been entitled to do it.

123. You would have held him responsible for those 20 rates?—Yes.

124. Are you aware, in that instance, who was the landlord?—Yes.

125. Are you aware where he resided?—Yes.

126. Did you apply to him for the rates during that interval?—Yes.

127. Did he refuse to pay them?—He referred to the tenant, because the tenant had agreed to pay them.

128. Do you consider you had any power to enforce it against the landlord under the Act of Parliament?—We have no power to enforce it except against the premises.

129. If the ambassador had gone away protected, without paying it, you would have called upon the incoming tenant?—Yes, or we might have sold the premises.

130. The persons comprehended in a particular district, receiving no benefit from the sewers, in consequence of the defective state of the sewers, are still liable to the same assessment as persons receiving benefit from the sewers?—I do not know how I am to understand the not receiving any benefit from the defective state of the sewers.

131. The Committee refer to the Report of the Committee upon the new street;—(*an extract from the Report of the Committee alluded to was read to the Witness.*)—You have stated that the Commissioners could not remedy those inconveniences, in consequence of a defect in the law?—The Commissioners have done much towards remedying that; they stretch their powers to the utmost; we have a plan showing what they have done.

A Plan was produced, and the surveyor to the Commissioners explained the alterations that had been made to remove in part the inconveniences stated in the Extract of the Report which had been read.

Mr. John Downie, called in; and Examined.

132. YOU are Surveyor to the Westminster trust?—Yes.

133. Is the street, called Stretton Ground, within the district drained by the King's Scholars' pond sewer?—It is.

134. Do the persons residing in that street pay the same rate in the pound as any other persons within the district?—Yes, they do.

135. Have you any authority to build a sewer in that street?—I believe not.

136. There is no sewer in that street?—Yes, there is in part; there is a small sewer in the form of a gully-hole.

137. What portion of that street is so drained?—The whole of the surface water is taken off by the drains.

138. There is no under-ground communication with the old or new sewer?—No.

Mr. John Downie.

139. As



Mr. John Downie.

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139. As far as you understand, you would have no power of building a sewer in that street?—No.

140. Does not it often occur that the state complained of in the Report read arises very much from the fault of the builders of the houses, that they carry the cellars below the depth that you can possibly drain, or have had drains?—Yes, they are; and in many cases that is the case; most of the houses in that neighbourhood are too low to be drained.

141. With reference to the ebb-tide, how far are your sluices placed generally, at one-half or three quarters from the high-water mark?—More than three quarters generally; as low as we can possibly get them.

142. That is the case with many houses; it is out of your power to remedy it, because the builders carry their cellars too low?—Yes; and upon all occasions of that kind we give them notice of it.

143. What power have you to prevent them going too low for the sewers?—We have no power to do it.

[A copy of the notice was handed in.]

Mr. John Houseman, again called in; and further Examined.

Mr. J. Houseman.

144. THE jury is still impannelled as stated in your Evidence in page 35?—Yes.

145. And the presentment is exactly in the manner detailed there?—Yes; there is no deviation.

146. There is no appeal from the jury, except to the Commissioners?—No; any person may resist the payment and go to one of the higher courts, as was done with a house at Knightsbridge, Mr. Stafford's.

147. The issue there tried would be as to the right of the Commissioners to levy the rate, not as to the quantum of the rate?—No.

148. There is no appeal from the verdict of the jury impannelled by the Commissioners, except to the Commissioners, as to the amount of the rate?—No.

149. Are you quite sure of that?—The party comes to the Commissioners, and says, I am over-rated; the Commissioners refer him to the parish, and say, we have taken that amount, and if they have over-rated you, they must reduce it.

150. The reason why there is no appeal is, because you take your assessment from the assessment of the poor, and refer them to the authority under which the poor assessment is made, and which may be corrected, if incorrect, in order that you may correct your assessment, and you would be prepared to correct it?—Yes; under the idea that the parish have so much more local information than the Commissioners have.

151. You have power to go upon the value, if you please?—Yes; it is expressed that the poor-rate is to assist the Commissioners in making the rate.

152. But as to the general amount of the rate decided upon by the Commissioners, there is no appeal to any court whatever?—No.

153. They impose whatever rate they think necessary for the demands of the year, and that rate cannot be resisted?—No.

154. How are the accounts of the expenditure kept; are they accessible to the public?—Yes; to any person.

155. Generally accessible, and easily accessible?—Yes.

156. As a right to every individual assessed to the rates?—Yes; he has a right to come into the office and ask to look at the rates.

157. Under what authority has he that right?—That the Commissioners do not conceal any thing; it is an open transaction.

158. Are there any Acts of Parliament applicable to your commission under which persons have a right to demand any copies or extracts from the accounts?—No.

159. Do they ever do so?—I never knew it done.

160. Are the accounts audited by any public tribunal?—No.

161. Suppose a person was to think, not that he was rated at too high a rental, but that the rate in the pound was too much upon himself and his neighbours for the service rendered, by what mode could he procure redress?—I do not know how it is to be done, except by refusing to pay the rate.

162. That would not raise the question, whether the rate upon the whole was too much?—I do not know any other mode.

163. If he refuses to pay the rate, it would only be the question of his refusing upon



upon the ground of his not deriving any benefit from the sewage in the district?—*Mr. J. Houseman.*  
That would be all.

164. Do you publish your accounts?—No; they are called for by Parliament occasionally. 19 March 1834.

165. Have you any periodical publication?—No.

166. You do not publish them for each parish?—No, we could not make it out for a parish, we could for a district.

167. The accounts are audited by a general Court of Commissioners?—Yes.

168. Is it numerously attended?—Yes.

169. Is notice given of the audit of the accounts?—Yes, to the Commissioners.

170. Not to the parishes?—No.

171. Is the court open?—Yes.

172. What notice is given of it?—By summons sent round.

173. No notice is given to the inhabitants in the parishes?—No.

174. Does it often happen that many persons assessed to the rates attend those courts?—No.

175. Would they be allowed free communication with them, if they demanded it?—Yes, there is a proclamation that all persons having business with the court should come and give their attendance.

176. Is not the court considered a court which virtually nobody has a right to attend?—No, it is an open court.

177. In short, everybody may attend that likes?—Yes.

178. No public notice is given to the inhabitants of the districts assessed?—No.

179. Are they held regularly?—Yes; the first and third Friday in every month, and more frequently if business requires it.

180. With regard to the business brought on on ordinary court days, is there any public notice sent to the Commissioners expected to attend of the hour at which that business would be brought on?—Not any particular business, but the hour at which the business will begin is sent; it is the fixed hour of business every day at 12 o'clock.

181. The questions are taken in succession without the chairman having any discretion upon the subject?—No, the chairman has a discretion on the subject.

182. And can bring forward any question he pleases in the first instance?—Yes.

183. Have you any fixed number of Commissioners?—No, it depends entirely upon those put in the commission; it depends upon the high authorities, not us.

184. When was the last commission?—1830, upon the accession of the present King.

185. Who recommends to the Great Seal the persons who are to be added to the former list, or to supply the vacancies?—A petition goes to the Lord Chancellor and the Chief Justices of either bench, requesting that such names or such others as they please may be put in.

186. The petition goes from whom?—From the former Commissioners.

187. They renew their own body?—With additions; but it depends entirely upon the discretion of the Lord Chancellor and the Chief Justices; they add or leave out as many as they please.

188. Does the Lord Chancellor usually make great changes in the lists submitted to him by the Commissioners?—I have not seen it done.

189. In general he adopts a certain number of names, submitted to him by the Commissioners?—Yes.

190. And confirms their appointment?—Yes, but it does not follow of course.

191. But it is a matter of course?—Yes, it is usual; and to those names he adds from time to time as he thinks proper.

192. Does he usually make large additions?—No; there are two additions made, one was of two names, and the other of nine persons.

193. Were they made by the Lord Chancellor's own suggestion?—I cannot tell that; the only notice I have of it is a notice from the Crown, desiring me to send the commission for names to be inserted.

194. Do you know whether any petition proceeded from the Board to have those nine names added?—I know no petition proceeded from the Board; the Board did not know of any addition being about to be made.

195. What is the meaning of those names being scratched out of the list?—They are dead.

196. Can anybody demand copies of your rates?—No.

197. Nor



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197. Nor extracts from your rates?—They would not be withheld if they applied for them; but I do not know of any authority they have for it.

198. Do you keep any registry of the number of Commissioners who attend your courts?—Yes, always.

199. You could give to the Committee when you come again the average of the numbers who have attended the court during the last year or two years?—Yes, I can give the actual number.

200. Do they receive any allowance for their attendance?—No; there is an allowance of 4 s. a day under the Act of Hen. 8, but it is never demanded.

Mr. George Saunders, called in; and Examined.

Mr. Geo. Saunders.

201. THE Committee having heard the details from Mr. Houseman, will now beg to have the benefit of your long experience in these matters, to point out to the Committee any improvements in the existing law as to the sewers, or the existing arrangements, as you think deserving their notice?—I believe I mentioned, that the first object was to get the sewers properly built, and of a proper form and strength.

202. That is amongst the improvements suggested by yourself?—Jointly with the other Commissioners. The first difficulty which we had, and which we scarcely expected it was possible to get over, was to get speculating builders to use good materials instead of the bad materials formerly used. We succeeded in it progressively. It was many years before we got them to use the good materials they now use in building sewers: first beginning with getting good sand instead of vegetable earth; the next was to get stone-lime instead of chalk-lime, and at length to get sound bricks; all which, I believe, we have succeeded in; and I believe the sewers are very well built by speculating builders. The next thing we had to do was this; we had no knowledge of the courses our sewers took, and we set about getting plans made; first, of the main sewers, of which we had separate plans as they were made; when that was done, which of course took a good many years to execute, with all their levels and with all their dimensions, we had to lay them down upon a general plan; it then became necessary to get a plan made, for there was no plan fit for the purpose published; that plan has been put in; that is a reduced plan of the great plan we have made.

203. Can you mention the scales of the two plans respectively?—The small plan the scale is one inch to the furlong, and the large plan three inches to the furlong. We got the plans made progressively in parts of the districts as we went on, and at the end put together as well as we could. There was great difficulty in getting correct plans of all the sewers, for many of the sewers were so small they could not go in to trace them; and even at this day we make some new discoveries. Upon the plan now making we are bringing it to considerable perfection; a new great plan is making, for since that plan was made I may say, without much exaggeration, that our district as to surface has been doubled by buildings. We therefore found it necessary in these last two years to begin making a new plan; that plan has been executed, and a reduced plan is now making of it, and there is a prospect of getting that engraved also. Upon this great plan we are getting the sewers marked in a manner that shall distinguish what is an old sewer that has been rebuilt upon an improved mode of building, and also what are entirely new sewers. Such a plan is here, but I must beg it not to be kept, for we do not know how to go on without it. These are the main improvements; of course, in laying down these plans, it has enabled us to point out, and we have upon those plans improvements laid out, before they are executed, or before we know they will be executed, purposely that when a sewer wants new building we may see whether it is better to keep it in the old line, or alter it. Many of them were built improperly; the builders built them at their convenience, jumping in any how, and directing them as they thought proper. We have laid down lines, that when the sewers want rebuilding, they shall be rebuilt in improved lines and of improved dimensions. One sewer that might occupy the attention of the Committee is the King's Scholars' Pond sewer. In one of those books there is a description of the state of the sewer before it was rebuilt and altered to its outlet. There are also drawings, showing what those improvements consisted of, which can at any time be brought to the Committee. Not only in the main sewers, but also in the collateral sewers, the improvements are laid down in the first instance, because when a sewer requires rebuilding, there may not be time for



for laying out any improvement in it; it must be rebuilt instantly. Besides, the sewer may be in a dilapidated state for a small length, and perhaps the improvement upon that may affect for half a mile in length other sewers, and therefore it is necessary to take a wide view of it; and that is the benefit of having the large plans made as we have done. I believe those are the chief improvements, but the detail is very extensive.

204. What improvements in the existing law would your experience point out for the benefit of the public, supposing any change was made in the existing laws of sewers?—Might I ask for some time to consider that before I give an answer to it. We, as commissioners, sit there to administer the law as it is. There are many things that have occurred to us from time to time, and I did not know I was to be asked the question. At some future time I shall be able to make some suggestions.

205. There is one point connected with the management of commissions upon which the Committee would be glad to receive information; what is the manner in which complaints connected with the management of the sewers are dealt with by the Board?—There is a book of complaints in the office; every complaint is written down in that book, from that book it is transmitted to the report book, the monthly report book. To each of those complaints there is the answer of the surveyor and the clerk of the works, so that the Commissioners know every complaint that has been made, and what has been done respecting that complaint. Nothing can be more regular than that is, and once a month that is read.

206. Before the Court of Commissioners?—Yes.

207. The Committee are not alluding to any local defects pointed out in particular sewers, where you have merely an order to give to the surveyor to remedy them, but alluding to general complaints respecting the administration; are they treated in the same manner?—I am speaking of all complaints respecting the state of the sewers.

208. You are aware that this inquiry has grown in part out of a petition presented to the House by several medical gentlemen, complaining of the bad effect of the sewers in many parts of London upon the atmosphere, which they feared might produce consequences injurious to the inhabitants of the metropolis; and they complain that they have made various applications to the Court of Commissioners upon this subject, and more particularly to that Board of which you are the chairman, without having been able to obtain any attention to them?—I am very sorry to have occasion to make an observation upon that: so far from that being true, I believe it is about two years ago that a medical man did bring, we could not affront him to say, a most ridiculous project, but I in the chair told him that we should be very glad to receive any projects, and that they would be all taken into consideration. The Commissioners ever since that have been considering what could be done on the subject. The petition that is alluded to having been signed by one man in particular, he was asked how he could sign a petition to say that the Commissioners had not attended to it, when he was the man employed to make the very iron valves, which have been brought to such perfection, for that purpose, and has been employed ever since, for these 12 months or more; in considering the subject, he said he was called upon two years ago to sign this petition; it is two years ago that that petition has been getting up; it is quite immaterial to the Commissioners; the Commissioners only want to do what is best; but upon that subject, if the Committee wish it, I will state what have been the representations to the Court. I should have mentioned, that one of the improvements that has taken place, not that it resulted from our Commission entirely, is the cast-iron grates instead of the great bulky grates that used to be put down. The observations that have been made to our court are these: the sewers must have vent somewhere; if you stop the vent in the street it will penetrate more into the houses; also the danger from gas. Explosions are continually taking place, and our people are frequently sent to the hospital. Our surveyor can show a specimen of an entire new skin to his hand; and he had an entirely new skin to his face, and laid up in a very dangerous state. This was from an explosion in the sewers. This is a danger that of course the Commissioners must of necessity look to.

209. That danger would be increased by preventing the escape of the gas through the gulley-holes?—The gas always ascends, from its lightness. If the air-trap was put at the upper end of the gulley-drain, that would be the place where the gas would lodge, and any candle brought near to this outlet into the upper part would occasion an explosion. The contrivance our surveyor has



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effected is a valve to be put at the bottom of the gulley-drain, so that all the upper part of the gulley-drain would be quite open to the air: it is a valve trap, which has quite satisfied us. When such things are to be put in force, as preventing the smell and such things, that is the kind of thing to be put down. This is the history of this petition. The Commissioners could have no wish to prevent good: on the contrary, ever since I have been on the commission, near 38 years, I have known nothing upon that commission but an endeavour to make improvements, and do the best they could for the public service.

210. The Committee are to understand that every complaint is publicly discussed before the Board?—Everything.

211. It is entered in the book, and publicly discussed before the Board, to be dealt with upon its merits?—Yes. The last regulation we made respecting stopping out the smell from the gullies is, that it should only be done in extreme cases.

212. Has any general system for purifying the air throughout the whole line of the sewers been taken into consideration by the Board, or suggested to the Board?—No, none has ever been suggested. A great deal has been said upon the effect of putrefaction, and a great deal of useful information upon that subject has been obtained from Sir Anthony Carlisle. He has attended our Board several times, and given a great deal of useful information upon that subject.

213. Will the reports contained in the book handed in to the Committee enable the Committee to judge of the state in which the sewers were in the early part of the present century, and the improvements that have been lately introduced?—With regard to one sewer it will. Those are reports that have been occasionally made; it is not a general history of sewage, but just as circumstances called for them.

214. Is there any general history of the sewage of the district within the jurisdiction of the commission of which you are the chairman that has been compiled under the authority of the Commissioners, or any statement you would wish to give in that would give anything like an historical account of the progress of the drainage and the improvements effected?—I am at work upon such a subject; but it is impossible to say when it will be completed; it will take a long time.

*Samuel Mills, Esquire, called in; and Examined.*

*Samuel Mills, Esq.*

215. WHAT situation do you hold?—Chairman of the Holborn and Finsbury division of Sewers, and part of the county of Middlesex.

216. Can you furnish the Committee with any condensed account of the extent of your jurisdiction?—Yes. Our division commences with the parish of St. Leonard's Shoreditch, and the liberty of Norton Folgate, on the east; the City of London on the south; the Westminster division on the west; and it is bounded only by the limits of Holborn, which embraces the whole of Hampstead on the north part and on the west; and also Finsbury embraces the parishes of Islington, Hornsey, Finchley and Friern Barnet; but the Commissioners do not exercise any jurisdiction very little beyond two miles from the city of London on the south, taking the line of the city bounds.

217. Hampstead was exempted, under peculiar circumstances, from your jurisdiction?—Yes, it was said not to be benefited; it is exempted under a general regulation.

218. Under a decision of a court of law?—It was upon a trial relative to a question that arose, whether the whole of Hampstead could be liable when they did not receive benefit or avoid damage; but any part that should receive a benefit or avoid a damage we should consider ourselves authorized to charge.

219. But have you acted upon that decision?—Yes.

220. The Committee would wish to be furnished with an account of the number of parishes within your district, the population and rental?—We act under a special Act of Parliament, in a great degree, which Act requires our accounts to be published annually. We have brought printed copies of them for the last year, and also, agreeable to the directions of the Committee, made up for 10 years; and they shall be submitted to the Committee.—(*The same Accounts were handed in.*)—I am afraid we should not be able to give in the Account the Committee requires, for the reason stated, that we do not go beyond two miles from the city of London, and it intersects several parishes; for instance, St. Pancras, which goes to the foot of Highgate-hill, it does not take in above a third of the extent of that parish.

221. But you know the number of houses assessed to your rate, and upon which you



you levy your rate?—We know the amount which the assessment of those houses comes to, but not the number of houses. Samuel Mills, Esq.

222. Nor the population of that portion of the parish?—No; nor could it be ascertained, owing to that circumstance.—(*A plan was produced, and explained to the Committee.*)—We should find it difficult to make a similar return to that required from the Westminster district, because our jurisdiction is confined to those portions of the parishes where the sewers are under the management of the trust; we do not exercise a control beyond that which we rate or assess.

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223. And you only rate or assess those parts of the parish that derive actual benefit from your sewers?—Yes.

224. Then you appear to admit, upon this question of jurisdiction, a principle which is not acted upon in the district formerly under examination: you do not consider any parties liable to the sewers' rate who do not derive an obvious benefit from the sewer?—Who do not derive benefit or avoid damage. I use these terms, because they were made use of on the trial.

225. But indirectly, all the inhabitants of the district, the water of which flows into your sewers, derive a benefit?—Yes; but it is not such a benefit as the court at that time considered rendered them liable; and the principal ground relied upon was this; if there was no sewer at all, they would neither derive a benefit nor avoid a damage, because their height was such, that the water must run down from them, and, therefore, they received no benefit nor avoided any damage, and they were not liable.

226. The Committee have in evidence that a large district of Westminster, that derives no benefit from the sewers, but is left in a great state of neglect, is liable to the assessment; you do not, therefore, proceed upon the same principle entirely that is proceeded upon in Westminster?—Not entirely; but in a great degree; because we know of no parts in the district but what we assess and charge.

227. Are there any portions of the district assessed by your Commission which are not drained?—There are some portions that have no other drainage but surface drainage.

228. What portions are those?—Very small in extent in different places; because since the passing of the Local Act of the 54th of Geo. 3, we have put as liberal, if I may so term it, a construction upon the provisions of that Act as we could possibly do, in order that the drainage of this division might be improved to the utmost.

229. Was there any special provision in that Act, authorizing the Commissioners to build sewers where sewers did not formerly exist?—Not absolutely; but we have in some degree considered that, inferentially, we might; the 22d clause is the one I allude to.

230. Will you read the clause?—“That the Commissioners of Sewers for the limits aforesaid for the time being shall, from and after the passing of this Act, have power and authority from time to time, as they shall see occasion, to widen, deepen, embank, alter, arch over, remove, amend, cleanse and scour all and every or any of the public sewers, drains, watercourses, encroachments, bridges, penstocks, nuisances, impediments and annoyances within the said several limits, and the borders and confines thereof, which are at present within the jurisdiction of the Commissioners of Sewers, and to form, make and lay out new sewers, drains and watercourses, in lieu of old ones, in, under or across all or any of the present streets, lanes, passages and public ways.” Now the liberal construction that the Board has put upon this, has been, that wherever there has been an imperfect drainage, they would make it a complete sewer; that wherever it was necessary or desirable to vary the old drainage, that they would make a new one; but absolutely to make a new sewer in a new street, they doubt how far this clause will warrant them; at the same time they have been endeavouring to the utmost to give as liberal a construction to this clause as it could bear.

231. And you have given so liberal a construction to this clause, that there are now very small portions of your district remaining that have not the advantage of sewage?—Very small.

232. But those small parts are assessed in common with the others?—They are.

233. It would be very easy for you to make out, in the same form as that suggested to Mr. Houseman, an account of the whole of the population, the number of houses, and the rental, comprehended in your jurisdiction, stating that part of those houses exempted from your jurisdiction, and are not liable to the assessment, from the circumstances stated to the Committee?—Yes, we can do that.

[*The Witness was directed to furnish such an Account.*]



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234. You are aware that in 1823 a Committee of this House was entrusted with an inquiry similar to that now carrying on?—Yes.

235. Have you any list of the Commissioners of your district?—Since we have been in the room the clerk has made out a list.

*[The Witness delivered in the List as follows:]*

COMMISSION, dated 10th July 1830.

- |                                      |                                |
|--------------------------------------|--------------------------------|
| Acton, Nathaniel Lee.                | * Faith, George.               |
| Abraham, Robert.                     | Grant, the Right hon. Charles. |
| * Ashpiti, William Hurst.            | * Gant, John Castle.           |
| Bedford, His Grace the Duke of.      | Godson, Thomas.                |
| Brecknock, the Earl of.              | Gilbert, Davis Giddy.          |
| Beckett, the Right Hon. Sir John.    | Gant, John Castle, jun.        |
| Byng, George.                        | * Horton, Henry George.        |
| Boyne, William.                      | * Hall, Benjamin Edward.       |
| * Booth, John                        | Handley, Thomas.               |
| Booth, John.                         | * Hansard, Luke Graves.        |
| Burton, James.                       | Harrison, William.             |
| Buxton, Thomas Fowell.               | * Hayne, Jonathan.             |
| * Burchell, Benjamin.                | * Hoggart, Charles Launcelot.  |
| * Burchell, James.                   | Holmes, William.               |
| * Beckett, William.                  | Hopkinson, Luke.               |
| * Baker, John.                       | * Hill, Charles Hamor.         |
| * Ballantine, William.               | Hanley, William.               |
| * Ballantine, William, jun.          | Hume, Joseph.                  |
| * Bateman, William.                  | * Jackson, John.               |
| * Bellasis, Edward.                  | * Kilgour, George.             |
| * Bentley, John.                     | * Knight, Samuel.              |
| Booth, Felix.                        | Lyndhurst, Lord.               |
| Booth, William.                      | * Lush, Charles.               |
| * Bond, William.                     | * Laycock, Richard.            |
| * Bradshaw, Josiah.                  | * Longbotham, Thomas.          |
| Bright, Henry.                       | Lee, Henry.                    |
| Burchell, William.                   | * Lewis, William Stone.        |
| * Burnell, John.                     | Latham, Richard.               |
| * Camden, Marquis of.                | Lock, James.                   |
| Calthorpe, Lord.                     | * Lyon, James Willit.          |
| Cocks, the Hon. John Somers.         | * Lawrence, William.           |
| Calthorpe, the Hon. Frederick Gough. | Mashiter, Thomas.              |
| Calthorpe, the Hon. Arthur.          | Marshall, John.                |
| * Carpenter, Thomas.                 | Mashiter, Octavius.            |
| * Carpenter, Richard.                | Mellish, William.              |
| Champion, Thomas.                    | * Merceron, Henry.             |
| * Const, Francis.                    | * Mills, Samuel.               |
| * Colebatch, Edward.                 | Mallard, Peter.                |
| * Cutbush, Tim. Flood.               | * Mills, Thomas.               |
| Carr, Thomas.                        | * Mills, John Remington        |
| Clifton, Nathaniel.                  | Marshall, John, jun.           |
| Chapple, Charles.                    | * M'Adam, James.               |
| Calvert, Nicholson.                  | * Meacock, Robert.             |
| Capel, John.                         | * Musgrove, John               |
| * Carpenter, Richard Cromwell.       | Northampton, the Marquis of.   |
| Cocks, James.                        | * Oliver, Samuel               |
| * Cobbett, Pitt.                     | Parnell, Sir Henry.            |
| * Colebatch, George.                 | Pensam, John.                  |
| Curtees, Edward Jeremiah.            | Paynter, Francis.              |
| * Clare, William.                    | * Pullen, John,                |
| Darnley, the Earl of.                | Poynder, Thomas.               |
| Denman, Sir Thomas.                  | Poynter, John.                 |
| * Ducroz, John.                      | * Peppercorn, James.           |
| * Daw, Joseph.                       | Radnor, the Earl of.           |
| * Day, Thomas.                       | Russell, Lord John.            |
| De Beauvoir, Richard Benyon.         | Reid, John.                    |
| Eldon, the Earl of.                  | * Rhodes, William.             |
| Eastnor, Viscount.                   | * Read, Thomas Richard.        |
| Easthope, John.                      | Raine, Jonathan.               |
| Fane, Sir Henry.                     | * Rogers, William Lorange.     |
| * Flood, Luke Thomas.                | * Richards, Thomas.            |
| * Flower, Edward.                    | * Read, Thomas Richard, jun.   |
| * Fox, George.                       | Reekford, William.             |

Shaftesbury,



Shaftesbury, the Earl of.  
 Somers, the Earl.  
 Southampton, Lord.  
 Scott, Hon. William Henry John.  
 Sebright, Sir John Saunders.  
 Stracey, Sir Edward.  
 Sellon, Baker John.  
 Selby, Henry Collingwood.  
 \* Sketchley, Samuel Everingham.  
 \* Stratton, Henry.  
 Sellon, William.  
 Simpson, Robert.  
 Sayer, Charles.  
 \* Saunders, George.  
 \* Sapsworth, Samuel.  
 Slaney, Robert Aglionby.  
 Spence, George.  
 \* Spottiswoode, Andrew.  
 Sturt, Henry Charles.  
 \* Sutton, Robert.  
 \* Scott, John.  
 \* Stedman, Francis.  
 \* Stutfield, Charles Bradshaw.

Tavistock, the Marquis of.  
 Tyssen, William Daniells.  
 Tyssen, William George Tyssen Daniels.  
 Vaux, Robert.  
 Wynford, Lord.  
 Wilson, Major-general Sir John.  
 \* Williams, Charles David.  
 \* Warton, Matthew.  
 \* Wix, William.  
 Whitbread, Samuel Charles.  
 \* Watson, Joseph.  
 \* Wheeler, Gervase.  
 \* Wigg, Francis.  
 \* Wigg, George.  
 Wyatt, Thomas.  
 Ware, Samuel.  
 Ward, William.  
 Winslow, Edward.  
 \* Willard, Nicholas James Walsh.  
 \* Wickings, William.  
 Watkins, Rev. Henry George.  
 Whiskin, James.

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236. How many are there altogether?—173 now alive, and there are 81 that are qualified, which are distinguished by an asterisk.

237. Have you looked at the Evidence given before the Committee in 1823?—No, I have not.

238. You are acting in the Holborn and Finsbury division under a particular Act?—Under two Acts, the 18 Geo. 3, c. 66, and the 54 Geo. 3, c. 219, and what is called the Metropolitan Act, in some degree affects us. I believe the Westminster Commissioners were exempted from its operation.

239. In what way is your division locally regulated by those Acts?—By having no jury or juries at all.

240. Do you make the rates under these Local Acts of Parliament?—Yes.

241. How often do you make those rates?—As often as 6 *d.* in the pound upon the assessment to the poor-rates, obtained from the respective parishes, requires it.

242. You say the assessment to the poor-rates; do you mean under the same modification as in Westminster, reducing the parishes to a similar assessment?—No; we believe with us they are rated within 10 per cent. of the real value; and from the reduction now taking place in the value of houses, and the number of appeals we have arising from the appeals upon the poor-rates, we believe it will come to the rack-rent as near as may be.

243. When you take a sixpenny rate you have it upon each sewer?—No, we have two divisions; the Holborn is one, and it is upon the whole of the Holborn division; upon the Finsbury we have one, and it is for the whole of Finsbury.

244. It is upon the whole of one or other of the divisions?—Yes.

245. Do you keep separate accounts of the rates of each division?—Completely so.

246. Previous to your making a rate, do you give any and what notice of your intention to make the rate?—We give 28 days' notice, according to the Act of Parliament, in three newspapers, of our intention to make a rate, and seven days' notice in three daily papers that the rate is made.

247. Do you assess the tenants to your rates?—The houses are assessed, and the names of the occupiers or tenants are inserted in the rate-book from the poor-rates; and in order that there may be no misapprehension at the bottom of every receipt, it is stated that this rate may be deducted from the rent, unless there is a special agreement to the contrary.

248. Do you make an allowance for premises unoccupied?—Under the Local Act we have that power, which is a very great relief to the inhabitants.

249. Have all persons who are rated the power to inspect your books?—All persons rated have the power to inspect the books; and every rate-payer is entitled to a printed copy of the accounts, upon the payment of 1 *s.*

250. And not only have they power to inspect the rates, but also, on a certain small payment, they are entitled to have extracts from the rates-books?—Yes, it is so provided.



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251. Are the officers and servants under your commission prohibited taking any fees or rewards?—Absolutely.

252. And also from being concerned in any contracts?—Absolutely.

253. And in case they are interested in any contract or any work, they are not allowed to vote?—The officers have no votes, and the Commissioners must withdraw in those cases.

254. The Commissioners have no voice in anything in which they are personally interested?—Certainly not.

255. To what extent are the expenses of the Commissioners for their meetings limited?—It is specially provided for in the Act. I think it is 450 *l.* annually by clause 19, which we never exceed, and generally are within the sum.

256. Do you give public notice of any contracts that are to be made in the execution of the powers of your commission?—The contracts are always advertised as the Act of Parliament requires for specific works; for the daily works that occur, a standing contract of three years is made or entered into; and at the end of three years fresh advertisements are inserted for fresh proposals to be sent in.

257. Are all those contracts entered in a book?—Regularly.

258. Accessible to the public?—Yes.

259. To the rate-payers?—Yes.

260. Are the rate-payers empowered to appeal to the quarter sessions, or to any authority, from any assessment made by you, or any act on the part of the Commissioners which they deem illegal and improper?—I am not aware that there is any power of that kind; they can appeal to the quarter sessions under very particular circumstances, but not for an ordinary assessment.

261. The words of the clause are, "That if any person or persons shall think himself, herself or themselves aggrieved by any rate or rates, assessment or assessments made by the said Commissioners, or by any judgment, order or determination of the said Commissioners, every such person or persons shall apply for relief to the said Commissioners at any meeting of the said Commissioners held within four months next after any such person or persons shall have been summoned to pay any such rate or rates, or have had due notice of any judgment, order or determination of the said Commissioners, by which such person or persons shall think himself, herself or themselves aggrieved, and the said Commissioners are hereby authorized and empowered to give such relief in the premises as to them shall seem necessary; and if such person or persons shall not be satisfied with the judgment, order or determination of such Commissioners upon the matters aforesaid, or the said Commissioners shall neglect, within twenty-one days next after such meeting, to judge, order and determine, or to give notice of such judgment, order and determination, to the person or persons so applying for relief, he, she or they may appeal to a quarter or general sessions of the peace to be holden for the county of Middlesex, as the case shall be, within four months next after such appeal or application to the said Commissioners shall be made."—That gives the power of appeal, but I have never known an appeal yet.

262. But the right of appeal exists against any assessment made, or against any order or determination of the Commissioners by which any individuals are affected?—Yes, the right exists.

263. Are you aware of any difficulty arising out of the law?—There never having been an appeal since the Act passed, I cannot give any answer.

264. Do you annually make up your accounts?—Yes, annually.

265. And those accounts are always accessible to the rate-payers within the district?—For the payment of 1 *s.* they are entitled to them.

266. Are those accounts annually printed?—They are annually printed, and a copy is sent to the vestry-clerk of every parish under assessment.

267. They are also accessible to every rate-payer?—Yes, upon the payment of 1 *s.* he is entitled to a copy.

268. Have you a copy of your last accounts?—Yes.

*[The same was handed in, and also the Accounts prepared under the Order of the Committee.]*

269. Do you give any public notice in the papers of every court held by the Commissioners?—Regularly.

270. Seven days notice in three daily papers?—Yes.

271. The Committee see in the copy of the Account delivered in an item, called Remuneration to persons receiving damage from the sewers; what does that particularly



ticularly allude to?—The river Fleet is a very turbulent stream; it receives the water from Hampstead and Highgate, and the other high grounds on the north of London, and it has sometimes risen to a height whereby persons have received damage, and the Commissioners have in such cases considered they were justified, in special cases, in allowing persons some remuneration; and there was a case happened the other day, where the Commissioners were deepening a sewer in the City Road, and they found it necessary to turn the water down another sewer, it was not of sufficient capacity to receive the water, and there happening to be a heavy fall of rain, a poor baker happened to have all his flour injured, and that was thought a case worthy of the consideration of the Commissioners.

272. And the Commissioners are authorized to do that under the general provisions of the Act?—They have considered they have a discretion of that sort; whether a person would consider he had a right to appeal under the clause to the quarter sessions, if the Commissioners did not allow him anything for his damage, is another question; I think he might.

273. The rates levied in these two divisions are not formed into any general fund, but kept exclusively for the expenses of the division in which they are levied?—Yes, exclusively; an account is kept at the Bank of England; we formerly had a treasurer, Mr. Mainwaring; there was a deficiency in his accounts; and since that time they have been kept at the Bank, and there are two separate accounts kept there.

274. Have the draughts which are drawn for payment the names of the divisions entered upon them?—No; but the accounts are quite distinct, the accounts are entered in separate names; one is Samuel Mills, esq. and others, and the other John Jackson, esq. and others.

275. In point of general principles you adopt the principles followed by other Commissioners; you do not build any new sewers, they are constructed at the expense of the builders in the first place?—We go a little further; if those sewers can be made subservient to the general sewage, we contribute towards them, or we receive a sum of money from the parties, which we think they ought to pay, and do it ourselves.

276. To what extent do you usually carry the contributions from the general fund?—Never beyond a third, I think; but it is frequently only a small sum. There was an application made last week for continuing a sewer round the north side of Regent-square, at the back of the Foundling Hospital; we found it convenient that the sewer should not terminate there, but have a communication with the sewer above. The person applying for leave to make a sewer said, I ought not to be obliged to carry it beyond the houses I wish to drain. In that case we said we would allow him 30*l.* to carry on the communication to the sewer above, and then the sewer above would have the benefit of the drainage all along. I have before said we put a liberal construction upon this clause generally, and in any improvement of the law of sewers that is well worthy of consideration.

277. Do you find any inconveniences resulting from the present law as affecting the general system of sewage when your sewers come in contact with the sewers of another commission?—We have no direct communication ourselves with the Thames; our communication is principally through the city, and through a small part of the Tower division. The parish of St. Leonard Shoreditch is within the Tower Hamlets, but it is in our division; the title is, the Holborn and Finsbury Divisions, including the parish of St. Leonard Shoreditch. We have also a small portion that goes in through the Westminster sewer, and that by Temple Bar, and a little to the west of Temple Bar; but we have no direct communication with the Thames; and to remedy that defect of the want of communication with the Thames, under the Act of 18 Geo. 3, we pay the city 150*l.* a year for making a sewer through the prebendal estate of Halliwell and Finsbury.

278. You do not then experience any inconvenience from coming in contact with the sewers in the adjacent district?—Yes, we experience inconvenience; and some of it arises certainly, in some degree, from the inadequate drainage in the city of London; but when I state that, I should state that they are endeavouring, and have been for some years past, to improve the drainage, and they are now carrying on a very considerable one from London Bridge, and which we understand is likely to be brought up to this sewer, for which we pay 150*l.* a year. And it may be well to mention, that many of those ancient sewers were the boundaries between the city and the county, and they were in very close and thickly populated places. There are two sewers in Long-alley, known to some gentlemen



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present. Before this sewer was made in Finsbury, those sewers were the only drainage there was; the alley is not above six or eight feet wide; those sewers still remain, and we cleanse them, but we turn as much of the water from the north end of the Halliwell sewer and the river Fleet as we can; because they are of a sufficient capacity to take it off, which these ancient sewers are not.

279. Can you furnish the Committee with any suggestions as to the improvement of the law of sewers generally, or are you satisfied with those improvements that have taken place under your Local Act?—We think that the powers or power, somewhat similar to the Paving Acts, authorizing the Commissioners to make sewers in those streets where they are not, and requiring an assessment to be made upon those houses alone, would be beneficial, limited to a certain extent; in this way; we have proprietors of very large estates to the north of our division. The Duke of Bedford, Lord Southampton, Lord Calthorpe, and the Foundling estates. Those noblemen, by their stewards and surveyors, take care, for the most part, that the sewers are made when they let the ground; they either make them themselves, or the persons taking the ground are compelled to make them. They apply to us, and we furnish them with the levels; and if they are done according to our regulations, we take to them. But there are many builders of a description whose only object is to build houses and sell them, who make no provisions for drainage, and we have no power to compel them; and the consequence is, that the place remains undrained.

280. You cannot compel any systematic arrangement of the sewers when new buildings take place?—No. There was a very imperfect drainage from Shoreditch up Kingsland-road for many years. In the year 1829 we took up that imperfect sewage, and carried a line of sewers above 3,000 feet from a place called Bateman's-row in Shoreditch up Kingsland-road; and from that point a Mr. De Bevoir, an honourable Member of the House, who has a large estate there, applied for leave to carry it on. The Regent's Canal intersected it; and we paid the sum necessary to make two iron syphons under the canal, that he might have his estate drained, in order that he might be able to build with advantage. Upon this line of sewer there are several lateral streets; and though we have made openings to receive sewers, the builders are of a description that only build houses to sell; and there have been no applications for sewers; there are whole streets where there are no sewers; people go and live in them for a year or two; they find them unhealthy and damp, and leave them, and we have no power to relieve them.

281. Are those houses rated to your rates?—Yes, because they have the benefit of the surface drainage.

282. Are the cellars of such a depth that they can be drained?—Yes, they can be.

283. Have you found any inconvenience arising from parties going too low for your drainage?—In some few instances they have been so unwise; but it is their own fault, because we give notice to them, and they may have the level by applying for it.

284. You have no power to prevent it?—No.

285. Would it be a wholesome provision in any new Act to have that power?—Yes, I think it would. There is one provision in the Halliwell division which is a beneficial one; and that is, that no sewer shall be of a larger dimension than that which it is to enter. Now in some cases, where the divisions come in contact with each other, it is found inconvenient that the sewers nearer the Thames are too small.

286. That is a defect that you think might be remedied by the adoption of some general system of superintendence?—Yes; that might be remedied by some enactment embracing the whole in one system.

287. Which you think would be advantageous to all the local districts?—Yes. The great increase of buildings on the north side of London renders it desirable that every means by which the water and the sewage escapes should be extended in size.

288. Unless the drains are sufficiently large you feel great inconvenience?—We do.

289. At present there is a want of systematic arrangement throughout the metropolis?—The Commissioners are independent of each other: the Commissioners for the City, the Commissioners for the Tower Hamlets, the Commissioners for Westminster, and the Commissioners for Finsbury and Holborn, are totally separate; but at the same time, as there are several gentlemen who are members of



of all the Boards, there is a much better understanding between them. Formerly *Samuel Mills, Esq.* they did not act together, but opposed each other.

290. Those Commissioners whose jurisdiction is nearer the Thames must tax different people from what you tax; if you take a drain down to their drain, and you say that their drain is not large enough, that you want it larger, if they make it larger they do not tax your rate-payers but their own, who find no convenience from it?—Certainly.

19 March 1834.

291. And therefore it is necessary to enforce it by Act of Parliament?—No, that is not so; there is a payment made by our Board. I beg to say it is a misapprehension to say that they do not derive any advantage; they derive very great advantage; the great quantity of water that is brought down by our sewers saves them hundreds a year in what is called casting and cleansing by the back water; they derive very great advantages from it; that will always apply where there are sufficient dimensions; where there is not sufficient back water, then of course, from the deficiency of the small sewer, the deposit accumulates.

292. Is there any considerable quantity of the River Fleet arched over by you?—The River Fleet has always been an object with this Commission to arch over, and they have by every commission, or at least the last three commissions have in succession, voted 500 *l.* a year from each division, that is, 1,000 *l.* towards the arching over the River Fleet; it is now in many places open, but so confined, that it would not do at all; it would not answer to arch it over in the direction that the River Fleet now is; but should any opening be made from Farringdon-street, where the River Fleet disembogues itself northwards, the Commissioners would embrace the opportunity of arching it over. They have arched over a good deal last year; and the magistrates of the county of Middlesex gave up a certain portion of ground at the back of the prison, and Lord Calthorpe another portion. There is a special Act of Parliament which enabled the magistrates of Middlesex to alter the prison.

293. Is the Fleet ditch considered unwholesome?—We have had two communications from the Privy Council upon that subject, arising, it is supposed, from the evil influence it had during the raging of the cholera; upon the first, there was an immediate survey of the River Fleet taken as to the rapidity of the current at different points, and a report was made to the Privy Council; I believe they were satisfied that the current was such that no miasma arose from it, and there the matter remains. The last was from a portion of the River Fleet at Bagnigge Wells; and the answer to that was, that the Commission expended 1,000 *l.* a year, and that if there was any sum appropriated, or any sum provided, for preventing infection, they would immediately expend it; but the expenditure of a larger sum would press very heavily upon the rate-payers; but they still continue to arch it over, and will as soon as opportunity presents itself. The present Marquis Camden has a considerable estate at Camden Town, and he has applied to the Commissioners to arch over a considerable portion beyond Frog-lane; and we have had it surveyed, and we find it would come to between 3,000 *l.* and 4,000 *l.*; we have submitted to his Lordship, if he would advance 1,000 *l.*, we are ready to do it. I believe there is a disposition on the part of his Lordship to do it; but as we cannot enter into it without receiving the money, it still remains as it was.

294. Your arching stops just at the boundary of the city in the lower part?—Yes, I believe it does.

295. Is the current of the river Fleet less rapid above Bagnigge Wells?—I am not able to say.

296. The Commissioners for the district are still chosen in the same way as the other commissions; a list is submitted to the Lord Chancellor of the existing Commissioners, which he confirms?—Yes. The last time the commission was renewed in 1830, in looking over the list the Commissioners thought that every large proprietor ought certainly to be put in, and therefore all the noblemen and gentlemen possessing estates were put into the commission.

297. Your courts are held once a quarter?—Yes, they are.

298. Are they numerously attended?—Yes; generally from 40 to 50, or from 20 to 40.

299. Who recommends the names to the Lord Chancellor?—The Commission lasts ten years; and when the Commission is renewed the existing Board recommend persons to be put in.

300. Such additions as they think advisable?—Yes; and the list will show who they are.

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301. You



Samuel Mills, Esq.

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301. You were understood to say that the present Commissioners are the parties who nominate the new Commissioners?—With the exception of the new persons that the Chancellor chooses to put in, and then he sends for the Commission; and I have a case in point. The Chancellor was applied to to put six names into the Commission, and he sent the list to us; we had never been so honoured by any previous Chancellor; and upon his sending us this application we felt it necessary to send him an answer.

302. The Lord Chancellor consulted your Board upon it?—Yes, and we felt obliged to him, because it mis-stated so many things. They stated there were only two Commissioners there, whereas there were 19; and they stated they paid 7,000*l.* a year, whereas they did not pay 1,000 *l.*

*The Witness delivered in the following Paper :*

TO the Right Honourable *Henry Brougham* and *Vaux*, of *Brougham* in the County of *Westmoreland*, Lord High Chancellor of *Great Britain*.

THE MEMORIAL of the COMMITTEE for Paving, Cleansing and Lighting the Parishes of *St. Giles-in-the-Fields* and *St. George Bloomsbury*,

Showeth,

THAT your Memorialists, under and by virtue of an Act of Parliament passed in the 59th year of the reign of his Majesty King George the Third, intituled “An Act for better paving, cleansing and lighting the parishes of *St. Giles-in-the-Fields* and *St. George Bloomsbury*, in the county of *Middlesex*, and for vesting the sole management thereof, in the vestrymen of the said parishes and a committee of the inhabitants thereof,” have been appointed a committee for effecting the several purposes in the said Act mentioned.

That part of the above-mentioned parishes is within the district of the Commissioners of Sewers for the city and liberty of *Westminster*, but the greater part, namely, about two-thirds, is within the district of the Commissioners of Sewers for *Holborn* and *Finsbury* divisions.

That in the Commission of Sewers for the city and liberty of *Westminster*, twelve of the inhabitants of these parishes are nominated therto, whereas the commission for the *Holborn* and *Finsbury* divisions, whose district in the parish is of so much larger extent, contains (it is believed) only two of the inhabitants, among the many persons exercising jurisdiction, and raising and levying so large a sum, upon an average, of 7,000*l.* annually, in the said parishes.

THE STATEMENT of the COMMISSIONERS of SEWERS for *Holborn* and *Finsbury* Divisions, relating to the Matters referred to in the annexed Memorial,

Showeth,

THAT the Commissioners of Sewers for *Holborn* and *Finsbury* divisions extends from the centre of *Tottenham-court-road* on the west, embraces the several parishes of *St. Pancras*, the county part of *St. Andrew Holborn*, *St. George-the-Martyr*, the liberty of the *Rolls*, about two-thirds of the united parishes of *St. Giles* and *St. George Bloomsbury*, the parishes of *St. John* and *St. James Clerkenwell*, *St. Mary Islington*, *St. Luke*, the liberty of *Glasshouse-yard*, part of *St. Sepulchre*, the liberty of *Norton Folgate*, *St. Leonard Shoreditch*, and *Stoke Newington*, in the county of *Middlesex*.

That the present number of Commissioners in the *Holborn* and *Finsbury* divisions amount to 173; and for that portion of the united parishes of *St. Giles* and *St. George Bloomsbury* which is within this commission, there are 19 resident Commissioners (their names and residence are herewith annexed), being a greater proportion of resident Commissioners than in any other parish in the commission; and out of the above number, those to whose names an asterisk is affixed are on a standing committee, and without whose order in writing no work is performed, and

for which applications are constantly making at the office of the Commissioners, No. 7, *Hatton-garden*, where daily attendance is given for receiving petitions for sewers, complaints of stoppages, &c. &c.

That the amount collected under the commission within the said parishes, upon an annual average of the last nine years, does not exceed the sum of 1,036*l.*, upon a rate of 6*d.* in the pound upon the assessment to the poor-rate. The sewer-rate is not made every year, but as the works to be executed require, and such rate has been found sufficient for three years, with the exception of the rate made in 1831, which, in consequence of the prevalence of the cholera, occasioned a much larger expenditure, and lasted two years, the dates of the rates so made, and the amount collected in the district of the Committee for paving *St. Giles* and *St. George Bloomsbury*, are as follows:

That in 1825 produced	-	-	-	£. 2,901	8	6	
1828	-	-	-	2,719	14	9	
1831	-	-	-	2,779	14	6	
1833	-	-	-	926	11	6	being
the supposed amount upon an average of three years.							

That



That from the small number of Commissioners resident in these parishes in the said Holborn and Finsbury divisions of sewers, your Memorialists are desirous of being more adequately represented, by having a small number of the owners or proprietors of houses and lands within their respective parishes added to the commission for the Holborn and Finsbury divisions.

That your Memorialists, previous to making this application to your Lordship, applied to His Majesty's Justices and Commissioners of Sewers for the Holborn and Finsbury divisions, to be furnished with a list of the Commissioners, in order that they might interest those resident in these parishes to watch the large receipt levied within their jurisdiction, in reference to the small sum expended in the cleansing and repairing of old, or the constructing of new sewers within the said parishes of St. Giles-in-the-Fields and St. George Bloomsbury, but which list was refused to be furnished by the said Commissioners.

That your Memorialists respectfully request your Lordship will be pleased to cause the undermentioned gentlemen, inhabitants of these parishes, to be added to the Commission of Sewers for Holborn and Finsbury divisions, namely,

William Henry Savage, of No. 68, Gower-street, Bedford-square.

Capt. Hardy, of No. 8, Tavistock-street, Bedford-square.

William Mathew Thiselton, No. 59, Great Russell-street, Bloomsbury.

Mr. Edward Bullock, No. 211, High Holborn, auctioneer.

Mr. Nicholas Winsland, Duke-street, Bloomsbury, builder.

Mr. Thomas Leverton Donaldson, No. 7, Hart-street, Bloomsbury, architect.

Your Memorialists therefore humbly pray, upon the grounds herein stated, that your Lordship will be pleased to appoint the several gentlemen, inhabitants of these parishes above named, to the Commission of Sewers for the Holborn and Finsbury divisions, if it shall seem meet to your Lordship.

By order of the Committee,

*R. & R. F. Finnis*, Clerks.

Hart-street, Bloomsbury-square.

That in the commission issued in June 1830, the names of the noblemen and gentlemen submitted to the Lord Chancellor, for his approbation, to be inserted in the commission, consisted of the principal freeholders and leaseholders of the respective parishes, from whom a committee of 15 Commissioners are appointed by the Court of Sewers to superintend the works carrying on; and had the Commissioners entertained an opinion that a larger number of persons would render this commission more efficient in operation, or more beneficial to the several parishes, they would not have omitted to solicit his Lordship to have increased the number.

That there are no printed lists of the Commissioners, but the names of all the Commissioners who attend are called over at the general courts, which are held quarterly, and are open to the public, being courts of record. The annual statement of the expenditure for 1832, requested in this application, was sent to Messrs. Finnis, clerks to the paving committee.

Accounts showing the receipts and expenditure are annually printed, and sent to the vestry-clerks of the respective parishes, and may also be had by every rate-payer, upon the payment of 1 s.

That the expenditure in the cleansing and repairing of old, or the constructing of new, sewers, within the district of the Committee for paving the said parishes of St. Giles-in-the-Fields and St. George Bloomsbury, upon an annual average of the last nine years, amount to upwards of 900 l.

By order of the Commissioners.

NAMES of the COMMISSIONERS in the COMMISSION of SEWERS for *Holborn* and *Finsbury* Divisions, and who are resident in that part of the United Parishes of *St. Giles-in-the-Fields* and *St. George Bloomsbury*, under the jurisdiction of the Commission of Sewers.

The Duke of Bedford, Bedford-office, Montague-street.

Lord Chief Justice Denman, Russell-square.

\* Samuel Mills, esq., chairman, Russell-square.

\* William Lorance Rogers, esq., Upper Bedford-place.

\* John Baker, esq., Torrington-square.

Andrew Spottiswoode, esq., Bedford-square.

John Capel, esq., Russell-square.

*Samuel Mills, Esq.*

19 March 1834.



*Samuel Mills, Esq.*

19 March 1834.

William Burchell, esq., Woburn-place.  
 Thomas Day, esq., Montague-street, Russell-square.  
 William Beckett, esq., Gower-street.  
 George Kilgour, esq., Woburn-place.  
 Luke Graves Hansard, esq., Bedford-square.  
 Robert Abraham, esq., Keppel-street, Russell-square.  
 John Easthope, esq., Upper Montague-street.  
 Richard Latham, esq., Great Russell-street.  
 James Loch, esq., M.P., Hart-street, Bloomsbury.  
 Peter Mallard, esq., Bedford-place, Russell-square.  
 William Ward, esq., Bloomsbury-square.  
 John Pensam, esq., Gower-street.

303. This was an attempt on the part of the rate-payers to insert certain Commissioners of their own nomination?—On the part of the Paving Board of that parish.

304. It was an attempt on the part of a portion of the rate-payers, being members of the Paving Board, to obtain Commissioners of their own nomination?—Yes.

305. The Committee understand that the Commissioners nominate exclusively, in ordinary cases, the new Commissioners?—When a new commission is applied for, the existing Commissioners recommend persons to fill up or supply the vacancies that have been occasioned by death.

306. And which nomination is always acceded to by the Lord Chancellor?—Which nomination is not always acceded to.

307. Will you mention any instances in which it is not?—Whenever the Chancellor finds any officer is proposed to be inserted in the commission, such as the clerks or surveyors, they are always struck out.

308. With those exceptions the persons named are inserted?—In the last commission, there was one person who had been struck out of the commission of the peace whose name was not inserted.

309. With the exceptions named the nomination is generally approved?—Yes.

310. Then the Commissioners of Sewers are, in point of fact, a self-elected body, and totally independent of the rate-payers?—No, because from time to time the Chancellor sends for the commission, and inserts such names as he thinks proper, or are recommended to him to be inserted.

311. But the rate-payers, as a body, have no sort of control over the appointment of the Commissioners?—They do not exercise any.

312. Nor have they any in law?—I do not know of any.

313. There is no interference of the rate-payers in the appointment?—No.

314. Has any memorial ever been presented to the Board in favour of the insertion of any individuals in the commission?—I do not recollect any.

315. No memorial was presented to the Board in this case before the application was made to the Chancellor?—Certainly not.

316. You are not aware there was an attempt making by the rate-payers to get those persons put upon the Board?—I am not aware of any.

317. You have stated that the principal landed proprietors have been inserted in the commission, because they were proprietors of the soil through which you might have to pass?—Yes.

318. They are parties directly interested in the formation of sewers?—Yes; the Duke of Bedford, upon the Southampton estate, constitutes nine-tenths of St. George Bloomsbury.

319. Therefore he is particularly interested?—Yes.

320. Do you think that those proprietors are or are not particularly interested in the making of expensive and durable sewers; do you not think they are interested in making expensive sewers, and that the benefit of such sewers will be more direct to them than to the general rate-payers?—No, I do not think they have more direct benefit from them, nor do I ever recollect an instance of any proprietor wishing a larger sewer than the Commissioners required; on the contrary, they have often wished for small ones, or as moderate a size as the nature of the case will permit. We have two sizes; we have a large size for main or leading sewers, and we have a second size for collateral sewers. One costs somewhere about 12 s. to 15 s. a foot, the other about 20 s. to 25 s. according to the depth.

321. Is



321. Is this work undertaken by public contract?—The Act requires that it should be done in that way. Samuel Mills, Esq.

322. If a sewer is to be made, an estimate of the cost is first obtained?—The first thing is, whether it is to be a first or second rate sewer. 19 March 1834.

323. Assuming it is a first rate sewer, an estimate of the cost is first obtained?—For our own guidance; but it being by contract, it is sent in upon advertisement

324. A rate is then made to cover that estimate?—No, we make rates as they are wanted; but that is perfectly irrelevant to what the sewer will cost, because there are a great many sewers going on at the same time; it has nothing to do with the rate.

*Lunæ, 24<sup>o</sup> die Martii, 1834.*

## HENRY GEORGE WARD, ESQUIRE, IN THE CHAIR.

Mr. *William Baker*, junior, called in; and Examined.

325. YOU are Clerk to the Blackwall Commissioners of Sewers?—I am; Poplar, otherwise Stebunheath Marsh sewers, is the proper title.

326. How long have you been clerk of the trust?—Three years.

327. You are perfectly competent to answer all ordinary questions respecting it?—I apprehend I am.

328. Have you brought any plan of the extent of the jurisdiction of that trust?—I have.

[*The Witness delivered in a Plan.*]

329. Judging by this plan, your district differs from most other districts in the amount of the population?—Very much so; it is more a question of the drainage of a marsh than the sewage of a city.

330. Are the expenses of the commission paid by an assessment in the usual way?—Yes, by a pound rate upon the owners and occupiers of property in the district.

331. Has the trust any other particular duties to perform, with regard to the embankments of the river?—It has to keep up the river embankments and maintain the sewers in proper order.

332. What is the number of parishes included in the trust?—There is only part of one parish, viz. of All Saints, Poplar, and a very small portion of St. Ann's, Limehouse.

333. Have you any notion of the population?—The population of Poplar parish is about 15,000 or 16,000, the population of Limehouse is about 15,000.

334. Are the Committee to understand that the population you have named are actually assessed to the rates?—No, only a small portion of the parish of Poplar, and a very small portion indeed of the parish of St. Ann's, Limehouse.

335. What portion is it?—I should estimate the population of the district assessed at about 2,500.

336. What number of houses are assessed to the rates payable to the Commissioners?—About 450.

337. Upon what principles are your assessments made?—That all persons who receive benefit or avoid damage by the keeping up the embankments and maintaining the sewage are assessed.

338. How do you act; under any special Act in keeping up the embankments, or under the old law of sewers?—Entirely under the old law.

339. You have no local Act?—None.

340. You assess all who are benefited by the surface drainage, whether the houses so assessed have an under-ground communication with the sewage or not?—There may be some houses which have no apparent communication with the sewage, but which are presumed by the jury to derive a benefit; but it should be observed, that nearly all the property within this level would be inundated if the river walls were neglected.

341. Are the presentments under your commission all made by a jury?—Yes, the names of all persons liable to be rated are presented.

342. But the amount of the rates depends upon the commissioners?—Yes.

343. How many Commissioners are there in your district?—Between 70 and 80.

344. Have you any list of those commissioners?—I have one here in a book, but it is not in a state to hand in.

Mr.  
*W. Baker*, jun.

24 March 1834.



Mr.  
W. Baker, jun.

24 March 1834.

345. Who appoints the Commissioners?—The Commissioners are appointed by the Crown. The commission issues from the Crown-office.

346. With the Lord Chancellor's signature?—No, but with the Great Seal attached.

347. What qualification is required?—Merely the ancient qualification required under the old Act.

348. Which is very small?—Yes, about 100*l.* personal estate, and there are other qualifications stated by Callis.

349. At whose instigation is it any new person is appointed?—I think it is done by a petition addressed to the Lord Chancellor and the Chief Justice of either Bench, and signed by the old Commissioners.

350. Not by the rate-payers?—No.

351. The rate-payers have no share in the appointment of the Commissioners?—No, except such of the Commissioners as have property within the level, and are accordingly rate-payers.

352. You say that the old Commissioners recommend any new person for appointment they please, having previously ascertained he is possessed of the requisite qualification?—Yes.

353. How is the system of accounts managed; are your accounts open to the public?—No, they are not exhibited to the public; but if an application were made to the board, I presume there would be no objection to show the accounts.

354. They cannot claim copies, or the right of inspecting the books in any way?—No; I am aware of no law upon the subject.

355. What is the system as to the accounts among yourselves?—The accounts are prepared annually and audited annually.

356. By whose order is money paid in the first instance?—Generally speaking, upon the order of the court, but occasionally upon the certificate of the two auditors; there are two auditors to whom all accounts are referred.

357. How many Commissioners constitute a court?—Six Commissioners.

358. Is any public notice given of the days of meeting of that court?—A circular is addressed to each Commissioner.

359. How many of your 60 or 70 Commissioners have qualified?—I think about forty.

360. How many attend habitually?—Generally about seven or eight; sometimes not quite so many.

361. Of the 40, how many are regular attendants?—It is rather difficult to give an immediate answer to that question.

362. Do you keep any list of those members?—Yes, their names are all entered.

363. Make an extract of those commissioners who attended the court during the last year, with their occupations?—I will.

364. Do you consider it requisite that all the gentlemen you name on the list should be resident in the district?—No, the commissioners are, generally speaking, persons either possessing property in the district, or persons who formerly did possess property in the district, or are connected with it in some other way. The magistrates and other persons of the highest respectability in the neighbourhood, are usually appointed on the issuing of a new commission.

365. Explain to the Committee upon what system your accounts are kept, have you a standing committee?—No, the accounts are referred to two auditors who examine and check the bills, which are certified by the marsh bailiff and the surveyor, before they are submitted to the auditors. Properly they are reported by the auditors to the court, and the court orders them to be paid; I do not mean to say that that course is universally pursued, for it has occasionally happened that an account has been paid by the chairman by a check, without the order of the court, upon the certificate of the auditors.

366. Have they in those cases been brought before the court upon a subsequent occasion?—Yes, in the case of an account being paid by the chairman upon a certificate of the auditor, it is usual to report to the next court that this payment has been made.

367. How often are those courts held?—There are generally three or four courts in a year.

368. Are the courts open?—I am not aware that it is what would be considered an open court, in the strict sense of the term; but if any person were to apply for admission, I do not know that the Commissioners would object, nor do I know that there has ever been any application or refusal.

369. But



369. But the admission of the public is not admitted as a right?—There is a proclamation with open doors at the opening of every court, which gives notice to all persons summoned or warned to attend, or who have any business before the court, to give their attendance; and I have never heard of any persons attending the court except such as had business.

370. In what way do you proceed in fixing the amount of the rate for the expenses of the year?—The jury take a survey.

371. The court appoints the jury in the first instance?—The court issues a precept to the sheriff, who empannels a jury, and the jury are charged and take their view; I ought to have mentioned that there is a peculiarity under this commission, that persons who occupy a certain description of property in the level, are bound by reason of their tenure (*ratione tenuræ*) to repair the river wall adjoining their premises; so that when the jury take their survey they see what repairs are required to be done by private individuals, by reason of their tenure.

372. Those repairs to which private individuals are liable by reason of their tenure, are not included in your assessments?—No; those are done at the expense of individuals.

373. But in the event of those individuals omitting to do it, it is the duty of the court to enforce it?—Yes.

374. Has it been necessary ever to bring an action for that purpose?—No; that would not be the proper course.

375. In the case of an individual not performing those works necessary, do not the officers of the commission perform the work themselves, and make a charge upon the individuals?—Yes, that is the course; I should explain, by stating that these presentments are made by the jury to the court; and the jury also state that there should be a certain amercement in the event of their not being performed, and the court order that those works in the language of the presentment should be carried into effect within a limited time, otherwise that a fine should be imposed; a copy of that order is served upon each of the persons, and in any case of emergency or danger, a notice accompanies the order, stating that if they omit to do the work, it will be done by the marsh bailiff, and they will be charged with the amount. The presentment of the jury may be divisible into three heads; first, as to the assessment; second, as to the work to be done by private individuals; and the third, as to the work to be done at the general charge of the Level; which latter comprises the repairs of sluices, the cleansing the public sewers, and keeping up that part of the embankment which is subject to the general marsh charge.

376. The jury having made their presentment, the court proceed to fix the amount of the rate?—Yes.

377. The jury hand in an estimate of the probable expense of the public works, and the repairs required, from which the court are enabled to form an opinion of the amount of the rate?—Yes.

378. Is that estimate certified by the surveyor?—He does not sign it; but the jury have the advantage of the opinion of the surveyor in forming their estimate.

379. How can the jury judge of what are the repairs necessary to be performed; many of them must be underground?—They would ask the surveyor or the marsh bailiff; and some persons amongst the jury generally are competent to form an opinion.

380. Are they always accompanied by the marsh bailiff?—They are always accompanied by the marsh bailiff, and generally by the surveyor also.

381. Is not the finding by the jury a mere matter of form; it is a representation given by the marsh bailiff to the jury?—Not at all; I consider that the jury always conduct themselves with the greatest independence.

382. Do the jury consist of tradesmen resident in the district; persons subject to the payment of the rate along with the others?—No, certainly not.

383. On what principle are they chosen; do you choose persons likely to be acquainted with the district?—The Court of Commissioners have nothing to do with the appointment of the jury; they send their precept to the sheriff, and he returns whom he pleases from the body of the county.

384. Do the jury receive any fee for their attendance?—No, but their tavern expenses are paid; there is an allowance for that.

385. What is that allowance?—Generally 1*l.* for a day; they are usually out three or four days, and they each receive 1*l.* for each day.



Mr.  
W. Baker, jun.

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386. The business takes them three or four days consecutively?—Not consecutively: they adjourn from time to time; occasionally leaving a few days intervening.

387. Have the Commissioners any allowance?—No; they usually dine together once a year, when they hear appeals.

388. Have the Commissioners any allowance whatever?—No.

389. Have they not 4 s. 6 d., a mark or a noble a day?—I believe there is some obsolete allowance under the old law, but which is never claimed.

390. Are you certain upon that point, that the Commissioners receive no allowance?—Perfectly.

391. Is not there a charge of a stipulated amount given by a statute of one of the Edwards, which is paid on account of those actually present at the meeting, and which is applied in part liquidation of the dinner fund?—Yes, I believe there is; but nothing has been claimed of that kind.

392. Is the charge of so many marks made against the Commissioners?—No, it is not.

393. Then out of what fund has the tavern bill been paid; out of their own private pockets?—Formerly it used to be so; but not lately.

394. Do not the Commissioners now pay out of their own private pockets the amount of the tavern bill?—No.

395. How long has that been discontinued?—For the last seven or eight years; I am certain, during the time I have been clerk, it has been paid out of the fund of the commission; it is not a regular annual dinner; I believe one or two years have elapsed without any dinner at all.

396. Have you brought copies of your accounts, as requested?—I have.

[*The Witness delivered in an account.*]

397. Who is the treasurer of your trust?—Sir Charles Price.

398. Here is one item, cash advanced by the bankers; the commission was in debt at that time in 1825?—Yes, at that period the finances of the commission were embarrassed in consequence of a litigation with the West India Dock Company; the West India Dock Company disputed the rates.

399. Does that account for the large amount of rates for that year, 1,390 l.?—The Dock Company were induced to make a payment on account, while the litigation was pending.

400. In 1827 the commissioners borrowed 500 l. more of its bankers?—It appears so.

401. What portion of the gross rate is assessed to the West India Dock Company?—I think they pay in the proportion of six-sevenths of the whole rate.

402. Respecting what was this litigation; did they dispute the amount of the rate?—Yes; formerly the expenses of the Level were paid by an acre rate. The opinion of the late Lord Tenterden, then at the bar, was taken, and he recommended that the commissioners should levy a pound rate, and in consequence of that opinion, this rate was levied upon the Dock Company, in common with the other owners of property; the Dock Company disputed that principle, and had recourse to litigation, but at last they conceded the point, without any final adjudication being made, and the rate is now levied upon that principle.

403. By an acre rate, do you mean a rate levied proportionably per acre?—Yes.

404. The expenses of the jury seem to exceed a pound a man?—The jury generally consists of 17 or 18 persons, and the same allowance is extended to the four officers of the commission who accompany the jury.

405. Is this the account you are prepared to put in?—It is the account ordered.

406. There seems to be a very remarkable increase in the aggregate expenses, during the last two years; from what does it arise?—There has been recently a new public work of considerable extent executed, a new sewer.

407. Is that sewer entirely in a new direction, or the repair of an old one?—A sewer in a new direction.

408. Unconnected with the old sewers?—No, it is connected with an old sewer.

409. Has it not been undertaken in consequence of some very extensive improvements now in progress by the West India Dock Company, and has not the West India Dock Company consented to pay a considerable proportion of the expense,



expense, on condition of the commission taking on itself the charge of the remainder?—They have done so; that is precisely the case.

410. Do the Commissioners then feel themselves empowered under the Act of Parliament to originate a new sewer?—Yes, they consider they have that power.

411. They consider they have the power to make new sewers?—Yes, in connection with old ones. This work was presented by the jury as a work beneficial to the Level.

412. Upon the presentment of the jury the court decides upon the amount of the rate to be levied?—Yes.

413. And from the decision of the court there can be no appeal whatever on the part of the public?—Their remedy is to apply to the Court of King's Bench, by *certiorari*, or to bring an action of trespass, if they wish to dispute the rate; individuals may of course appeal, complaining of individual hardship, such as of being over-assessed.

414. Do they appeal to the court?—Yes.

415. If the decision of the court is confirmatory of its former act and assessment, there is no remedy for those individuals?—Not under the commission; but they may apply to the Court of King's Bench, as I before stated.

416. You proceed against them by a warrant of distress?—Yes.

417. Does your commission conceive itself entitled to impose fines, penalties and imprisonment, in any case?—The question of imprisonment has never been raised; I have no doubt they have, under the ancient law, but it is never resorted to.

418. Fines are perfectly within the discretion of the court?—Yes.

419. Do you employ a paid collector to receive the rate?—Yes.

420. What does he receive?—One shilling in the pound, but that is not upon the amount received from the West India Dock Company; that being to a large amount, is paid to the banker's without any commission being paid upon it; the remaining portion of the rate is rather difficult to be collected, as it is imposed upon a great number of houses, and the collector has a great deal of trouble to collect in the small sums.

421. Have you ever had occasion to issue warrants of distress against defaulters?—That has been done, but very rarely; I am not aware of any instance where goods have been sold; it has generally been found sufficient to exhibit the distress warrant and the rate has been paid.

422. What salary do you receive as clerk?—Seventy pounds a year.

423. Of what does the remaining establishment of the trust consist?—The marsh bailiff, who receives 50 *l.* a year; there is a surveyor, he receives no regular salary.

424. In what way is he remunerated for his services?—According to the time he is employed, so much a day.

425. How much per day?—I think five guineas per day.

426. Who is the surveyor?—Messrs. Walker & Burgess.

427. Who is the chairman of your Board?—The late Mr. Mellish was the chairman; we have a meeting on Wednesday next to appoint a chairman in his place.

428. Have you ever had any complaint of your management, from the parties resident in the district?—There have been a few complaints, but generally speaking, the proceedings of the Commissioners have given great satisfaction. In reference to the accounts, I ought to have stated, that an application was made for an inspection of them a short time since, and it was directly assented to by the court, and I was instructed to exhibit the accounts to any rate-payer.

429. In what form; as they are before the chairman?—No; a copy of the account, with all the items distinct, as audited by the Commissioners. As a proof that the orders of the Commissioners are generally complied with, I may mention that for the last 19 years, during which my father and I have successively been clerks, there has been no litigation, with the exception of that with the West India Dock Company, before referred to, and with certain inhabitants of the parish of Poplar, who also objected to the rate.

430. What objection did they take to the rate?—They objected on the ground of their having a particular work to perform in cleansing a certain sewer.

431. They objected to the principle of the assessment, and not the expenditure?—They claimed a total exemption from payment of rates.



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432. There has been no complaint from any medical man in the district, of unhealthiness, from want of complete drainage?—No.

433. In what mode is the jury summoned?—By the sheriff.

434. Does the summons state the particular time and place of their meeting?—It does.

435. What is the course; do they view the whole locality?—Yes.

436. Accompanied by anybody to explain it to them?—Accompanied by the marsh bailiff, the surveyor, the clerk and the collector.

437. The jury then return to their room?—Yes.

438. How is it competent for them to understand what reparations are required under the ground?—By the exercise of their own judgment, and the information given them by the surveyor and the marsh bailiff; the clerk takes a memorandum of the works necessary to be done, and the foreman of the jury also; and when they return to their room the foreman of the jury and the clerk compare their memorandums, and the clerk writes out the presentments.

439. Do not the jury receive generally an estimate from your officer, the marsh bailiff?—Yes; he or the surveyor hands them in a written estimate, when we meet finally to arrange the presentment, the surveyor or the marsh bailiff usually tell the jury the different items; it is put to the jury, and the jury consider of it.

440. Do they not always agree to the estimate?—No, I am not aware that they do; they always conduct themselves with independence.

441. Do you remember an instance of their having dissented from that estimate?—No; I have not been present more than once or twice; I conceive the jury would be exceedingly indignant if any attempt was made to influence them.

442. Is any considerable portion of the works, that are executed under the directions of this jury, underground work?—Very little; indeed, they are principally open sewers, and there are generally one or two persons on the jury able to understand the estimate of the surveyor, and capable of appreciating it; for instance, if a new sewer is to be made, the dimensions of it are generally stated, and the jury being informed of the expense, of so much a yard, or so much a rod, can easily make the calculation.

443. There is a peculiarity in this district, that the sewers lie principally above-ground?—Yes.

444. And the jury can be to a certain extent competent judges of the reparation required?—In my opinion, they can.

445. Also, that a great deal of the work consists of the reparation of the river wall?—The attention of the jury is mainly directed to the repairs necessary to preserve the marsh wall; that is the principal part of their work: they also order the sewers to be cast and cleansed.

446. Are the same persons generally on the successive juries?—No; we have a fresh jury.

Mr. James Walker, called in; and Examined.

Mr.  
James Walker.

447. YOU have been 20 years Surveyor to the Commissioners of Sewers for that part of Middlesex below Stepney, on the Poplar Marsh?—Yes; for the same commission of which Mr. Baker is clerk.

448. You have the management in general of those works?—Yes.

449. You are likewise concerned for the Westminster Trust?—I have been employed as engineer by the Westminster Commissioners for the very large work they are executing at the outlet of the King's Scholars' Pond sewer.

450. What is your opinion of the operation of the present law of sewers, as to the formation of new works, and are there any improvements you would point out as desirable?—Perhaps I ought to state that I am surveyor also for the commission of the part of the county of Middlesex which is below the Poplar and Blackwall commission, extending down to the river Lee, which I have marked here upon one of the general plans of London [*delivering in the same*]. The part coloured is under the Commissioners of Sewers for the Becontree hundred, in the county of Essex, and Bromley West Marsh, in the county of Middlesex.

451. How came this small portion to be dissevered from the rest of the metropolis, and placed under that trust?—I do not know, unless it is that the drainage of the district is into the river Lee and not into the river Thames, except indirectly; but the district under that commission extends down to Dagenham, in the county of Essex, and back to Walthamstow, in the same county; Bromley West Marsh

is



is included in that; immediately to the westward of that is the Tower Hamlet commission. The mode in which the property is taxed under the same law, by the other commissions I have referred to, appears to me very different indeed from what it is under the Tower Hamlet commission.

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452. In what does the difference consist?—It consists in this, that neither the Poplar or Blackwall Commissioners, nor the Becontree hundred and Bromley West Marsh Commissioners tax any premises, excepting such as, I may say, directly receive benefit or avoid damage from the works which are under their direction.

453. They admit that as a principle?—Yes, they admit it, and act upon it as a principle.

454. That none are liable to the assessment, except those who receive direct benefit from the works?—Yes, unless the premises themselves are benefited.

455. Unless they have an underground communication?—No, it is not confined to that; but if it is a surface communication with the sewer.

456. Not merely a communication for surface water?—Yes, even a communication for surface water, if the premises are under the level of high-water mark.

457. That is the same principle adopted in the Tower Hamlets?—No; I happen to know that the Tower Hamlets rate premises that receive no benefit from the sewers under their jurisdiction.

458. Do they not do it upon the principle that those premises do receive benefit, though it may be disputed by the individual holding them?—I think not; they extend it to this, that though premises derive themselves no benefit, nor avoid evil, by any of the sewers under their direction, yet if the premises are within the limits of their district, that inasmuch as the way to those particular premises may be benefited and the road drained, they are liable.

459. Do you mean that no house is considered liable to the assessment in the Blackwall or Becontree trust, unless it has an immediate communication, either underground or aboveground, with a sewer?—Or unless the embankments which exclude the river Thames are beneficial to the property. Suppose a property to be outside of the sea-wall, then the Commissioners I have named do not rate that property, because they consider it derives no direct benefit, having a drainage directly into the river, and that any accident that may happen to the wall would not be an injury to that property.

460. Are there any properties so situate?—Yes, a great many.

461. Those upon the Millwall are without the wall?—Yes.

462. On the river side of the wall?—Yes.

463. Those are not rated?—No, I believe not.

464. Do you know that to be the fact?—I believe they are not.

465. Are those houses rated?—(Mr. *Baker.*) There are some houses adjoining the Millwall, which being without the wall are not rated.

466. Your statement is, that those houses that are without the Millwall are not rated?—Yes.

467. Is it the case that all houses without the wall are not rated?—Yes, unless by possibility they might have communication with the sewer, and have a drain through the wall, then they would derive a benefit, and we should then rate them.

468. (Mr. *Walker.*) Are you professionally employed in any way for the Tower Hamlets, so as to give you the means of knowing how the principle of rating is acted upon there?—No, but I lived, before I came to Great George-street, in Limehouse, within their district.

469. Then you were always rated?—Yes, I suppose so.

470. And you had an opportunity of knowing how the rate was made?—Yes, I had an opportunity of knowing that the particular house in which I lived was rated, though it has a sewer of its own quite unconnected with any sewer of the Commissioners, and is itself at such a level that it cannot be prevented drainage by any works of the Commissioners.

471. Did you ever make complaints to the Commissioners that you were rated, though you derived no benefit?—I did write to their clerk to that effect, and stating the reasons I have given.

472. Was the case heard and decided?—Although I had notices I never attended but once, and my case was never heard before the court to my knowledge, I had the property for about 12 years, and I never paid but one rate, and that I paid without prejudice, conceiving they had no right to rate me. When I came to live in this neighbourhood the house was empty, and they then gave notices of



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another rate, and that very frequently, but I considered I was not liable to pay, however, they put an execution in the house, and on my return from the county of Suffolk I found they had torn down the corn bin, and pulled some grates and other things out of their places, and carried them away for this rate.

473. In point of fact they have gone on levying the rate upon this house?—They have done it in this case, and that in which I paid them 2 *l.* or 3 *l.* without prejudice.

474. Did they go on levying the rate, and you go on paying it?—This has happened very lately; my solicitor wrote to them that I was out of town and wished them, as this was so, to abstain from taking any violent measures, at the same time offering on my part to refer the matter to any competent person, should the Commissioners not be satisfied as to the exemption.

475. You have had the property 12 years, and have paid an annual rate till this time?—No, I never paid but the one rate to the best of my recollection.

476. Did they omit to enforce the rate during the rest of the interval?—Yes.

477. Was the house occupied during that time?—I lived in it about 10 years.

478. They never came upon you but for one rate?—They came frequently, but their coming was in vain, I was living in the house, and would not pay it, having stated to the clerk the ground for my refusing.

479. You were frequently applied to during those 12 years for the rate, and you frequently declined?—Yes; and I never did pay it but once, and my paying it was accompanied with this letter, which I have here. [*The Witness read the letter*]. That is the only payment I ever made, that was in 1827; then from 1827 to 1833 or 1834, to the best of my knowledge and recollection, I never paid.

480. How many rates were there?—I do not know how many, but having left the house, it was in the possession of the person who lived at the lodge, and being in the country, this, which I thought was rather harsh treatment, was exercised towards me.

481. This distraining of the Commissioners has just now occurred?—Yes.

482. So that it remains with you to take what steps you think fit in consequence of your house being so forcibly entered?—Yes.

483. Are you advised what steps you can take?—I am; the advice I have is, that the house from its situation, and having no communication with any of their sewers, is not liable to pay, and the advice is to apply to the King's Bench for relief.

484. To replevy?—The course I think is this, to bring an action against the collector for the trespass.

485-6. The points of difference as to the principle and practice between those two commissions of Blackwall and the Tower Hamlets, is this, that in the Blackwall commission it would not be considered reasonable enough for a house to be rated that the road approaching it derived benefit from the surface drainage?—Certainly not a public road.

487. And it is your opinion, that in the Tower Hamlets, that is considered a sufficient reason for rating?—I conceive so; I can conceive no other principle.

488. Are you aware upon what principle those districts were originally distributed and classified?—No.

489. They remain as of old, there has been no alteration as to the district under one commission and another?—Not to my knowledge.

490. There has been no communication between these commissions to carry on works conjointly?—No, none; I can speak to that.

491. Do you not find it a source of serious inconvenience that the works of the respective commissions should be so intermixed in this metropolis?—Probably, if a large metropolis were to be newly drained now, it might be; but the commissions having been limited as they are, each commission has its own outlet, and the general works have been drawn to their present great outlets.

492. You are not of opinion, that taking matters as they stand now, that any benefit would arise from consolidating the management of those adjoining districts under one Board, or have you bestowed any attention upon this matter?—I have; it may be attended sometimes with convenience, and sometimes the reverse.

[*The Witness was directed to furnish a statement of his opinion upon the subject.*]

493. Do you conceive that the works of the Commissioners, at present, are well executed?—I know of no public works, and I have been employed by a great many public



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public boards and companies, and I know at present no public concern of which the works are better done, and in which the public interest is better consulted, than that part of London where I now live, viz. the Westminster district.

494. There is the utmost possible security for the public for the performance of all contracts for those works?—Yes, as far as I know. The chairman of the commission was an architect, and is a magistrate of the county, and he devotes his whole time and attention to the management of the Westminster sewers, and I think very, very much to the benefit of the public; the works are done in the very best possible manner.

495. You approve of their plans, and the general management of their work?—The particular plan of the great work is my own and my partners; but as regards the management, I must say, in that work, nothing in the mode of contracting could be more open and consistent with the public good than that was; the work is now a little above Vauxhall Bridge, to speak for itself. When the French engineers, sent over by their government, were in this country, last year, nothing seemed to attract their attention more than the sewage of London; the idea at present being to drain Paris; but their ideas of the proposed drainage never extended to more than taking away the surface drainage, and they seemed astonished, when I told them that the water from our lowest cellars drains into those great sewers.

496. Did they go over the sewers of London?—Partly; they made a plan of the work I have alluded to, at the outlet of King's Scholars' Pond sewer, and all that they could see they took. I recommended them to apply to that which I considered the very best authority, the Westminster Commissioners, to see the way in which the work was done; but when applied to, as a professional man for my ideas, as to draining Paris, I refused to give any opinion without having plans and sections of the streets.

497. You have been employed upon more than one commission?—Three in London; but as a civil engineer I have been employed in many different parts of the country.

498. With reference to the works executed under the Westminster commission, they are not only good in design, but exceedingly durable in construction?—Very much so.

499. And the very best materials employed?—Yes.

500. From your long experience of the river do you find any detrimental effect produced upon the navigation of the river, by the accumulation of the sewers?—I have never observed, to my own knowledge; I have been employed by the Navigation Committee of the Port of London, on several occasions, and I do not recollect any question referred to me upon that point.

501. Have you found any sensible alteration in the accumulation since the removal of London Bridge?—Yes, I consider the whole river above London Bridge in the process of deepening; and I have had occasion to notice it in consequence of having the superintendence of the contemplated improvements at Blackfriar's Bridge.

502. Have you observed that the whole river above London Bridge is deepening?—Yes.

503. That is now going on?—Yes.

504. Do you not consider that the strength of the current has diminished since the removal of the old bridge?—No, increased. London Bridge formerly acted as a dam; there was always from three to five feet of water heaped up at low water above London Bridge, standing higher than the water below London Bridge; the removal of that dam has been partly to sink that three to five feet, so that we have from two to three feet perpendicular, ebbing every fall of the tide lower than it was; that decreases gradually as you ascend the river, but in all the parts near London it is very sensible, so that there is a dam, acting something like London Bridge, at Blackfriars; there is now a fall there.

505. Is that fall increasing?—It is.

506. Does that occasion any difference in the rise of the tide at high water?—Yes, it does; London Bridge acted also as a dam to prevent the tidal water getting up at high water; that dam is now removed, and the water rises now nearly to the same level as it does below.

507. It rises higher, and sinks lower?—Yes; the effect of which is to scour the river more effectually.

508. It has appeared to the Committee, in evidence, that the Poplar Commissioners conceive themselves empowered by the old law to undertake new works, is



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that the case or not?—As far as my experience goes, I should say no, unless a new work becomes necessary as a substitution for an old one. In the very extensive work to which Mr. Baker refers, the basin formed by the West India Dock Company, cut off the old sluice, it became therefore necessary to have a substitution for it.

509. Therefore the principle is, that they cannot undertake entirely new works, unless they are connected with, or to supply the defects of any old works?—Yes, that is the principle.—(Mr. Baker.) I wish my evidence to be understood in the way Mr. Walker has stated. I consider that he has correctly explained the *practice* of this commission in regard to new works, as a substitute for, or connecting link with old ones; but I do not offer any opinion on the abstract question, as to the power of Commissioners of Sewers, under the old statutes, to make new works.

Mr. Joseph Daw, called in; and Examined.

Mr. Joseph Daw.

510. YOU are the Chairman of the City of London Board of Sewers?—I am.

511. How long have you been chairman?—Between eight and nine years.

512. Have you brought any plan that shows the extent of your jurisdiction?—I have a small map of the City, upon which our sewers are marked out.

513. Your jurisdiction is co-extensive with the limits of the City?—It is, including the liberties as described in 11 Geo. 3.

[*The Witness delivered in a Plan.*]

514. Be so good as to furnish the Committee at your leisure, with a statement similar to that given in by other trusts, stating the number of houses, the estimated rental and population of the district liable to assessment?—I have them here; the number of houses are here specified liable to the assessment, 17,600.

515. What is the rental?—The rental for all the wards amounts to 792,904 *l.*; that is the rental assessed to the sewers' rate, as appears by this paper,

516. What is the population of the city of London?—The population within the walls is 55,778, and without the walls 66,538, making a total of 122,316.

517. You proceed in your assessment upon the same principle as the other trusts, namely, that all are liable to it that either avoid damage or receive benefit, directly or indirectly?—We are acting under a local Act that calls upon us to assess every house within the City to the sewers' rate.

518. What is the Act?—The 11 Geo. 3, c. 19.

[*A Copy of the Act was delivered in, and also several Papers. Vide Appendix.*]

The Commissioners of Sewers are also commissioners for paving, lighting and cleansing the city of London; but the accounts are kept quite distinct, as it is ordered by that Act of Parliament. The accounts are published, and laid before Parliament annually, as well as before the Court of Common Council, and printed.

519. You go entirely by this local Act, and not by the old law of sewers?—Entirely by the local Act.

520. This establishes the principle of publicity in your accounts?—Yes.

521-2. Of which returns are made annually to Parliament?—The accounts are made out in this form (*delivering in a copy of the Account*).

523. What is the meaning of this transfer from the paving fund of 2,000 *l.*?—We had on one occasion a balance in hand of about 10,000 *l.* on the sewer account, that we should not require for about 12 months; our paving account was overdrawn, upon which the public would have to pay interest, and as we received no interest upon the other balance, we thought we would lend it to the public to save the interest, instead of borrowing from the chamberlain; it has been repaid.

524. Here is, transferred to the consolidated rate, 5,000 *l.*?—That is what I have spoken of.

525. This is a repayment of it?—Yes; by which the public derived a saving of interest.

526. You appear to have a separate rate for building new sewers?—We are authorized under the Acts of 11 & 18 Geo. 3, if we require any money for building new sewers, to advance it from the consolidated rate; and if we have a balance on a sewer account, we may lend it to the consolidated account.

527. How many Commissioners are there upon your Board?—Eighty-eight, I think.

528. Have you got a list of them?—Those are the names on the list I have given in.

529. Of



529. Of those 88, have you marked those who habitually attend?—Most of them habitually attend. Mr. Joseph Daw.

530. How often do you have courts?—Sometimes twice a week. 24 March 1834.

531. How many forms a court?—Seven.

532. Are the average attendances numerous?—Nearly 30 every time we meet as a court, which is usually every Tuesday, besides which we have intermediate committees, general and local.

533. Where do you hold your meetings?—At Guildhall.

534. Do either the Commissioners or the Chairman receive any remuneration for their attendance?—None at all.

535. Do you adopt the presentment of a jury under your local Act?—No, we have nothing of the kind with us; we meet weekly, if there is any necessity, or any complaint to make, or sewers required, the parties so requiring them come before us, and we consider their application, and refer it to a future court; and in the meanwhile the surveyor is instructed to ascertain the expense of making a sewer; if it is for private benefit, he reports his proceedings, and we call upon the party to pay a portion of the amount, as the case may be, and when that is paid we advertise for tenders to make it.

536. Have you had many complaints of late years?—Since the country was visited by the cholera, we have had many applications for sewers, and in the last 10 years we have made between 30 and 40 sewers in the city of London.

537. Do you keep a register of the complaints that are made?—They are entered on our minutes.

538. In case a party complains, is there any instance of his being refused to be heard?—I never heard of such a thing, and I have been Commissioner about 20 years; I have not been absent from the meetings of the Commissioners 20 times, and I never heard a refusal of any sort; we are always ready to hear every complaint and application; we are open to every complaint respecting anything to be done in the city of London, either as regards the paving, lighting and cleansing, or the sewage.

539. Do you conceive there is any large portion of the City left without deriving direct advantage from the sewage, meaning, by direct advantage, some underground communication with the sewers, so as to carry off the soil of the house?—There is; no doubt there is a large part of the city of London in that state.

540. Why is it so left; from inability to meet the expense, or want of application?—From both causes; if parties apply, and a sewer is in the street, no objection is made to their communicating; the applications in the last three years have been more numerous than ever were thought of before, and whenever an application has been made for a new sewer, more for private than public drainage, if the party will pay a portion of the expense for their immediate benefit, the commission are willing to do the work as soon as possible, and advance the other part of it.

541. Suppose a party, amongst those who do not enjoy the benefit of an underground communication, applies to have a new sewer made, you require him to pay a certain portion of the expenses, and you are willing to advance the rest?—Yes.

542. What is that proportion?—A moiety of the estimate usually; and if it exceeds more than an actual moiety of the expenditure, the surplus is returned.

543. Without such an arrangement as this in streets that you know to be without sewage, and where the inhabitants are poor, the Commissioners do not feel themselves authorized to commence new sewers?—I do not think there is a want of sewers in places of that description; the plan will show that all those minor and poorer places are sometimes better drained than better streets of London.

544. You were understood to state before, that there was a considerable portion of the City that did not derive direct benefit from the sewers?—Yes, there is one of the principal streets, Cheapside, that has no sewer.

545. Have there not been many complaints from people inhabiting on the south side of Cheapside?—No; there has been one complaint.

546. From an inhabitant in Old Change?—Yes; we have made a sewer in Watling-street, leading to the Thames, down Paul's Chain and Little Carter-lane. There was an application from a gentleman, who lives in the upper part of Old Change, to make a sewer to relieve his house; the Commissioners did come to a resolution, and referred it for an estimate, and I think the expense was to be about 1,200*l.* or 1,300*l.*; and the court resolved, that as soon as a moiety of that money was paid, they would make a sewer in that street; but we have discovered since that time, that the houses and the warehouses are so deep in that street, that



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to drain it with a sewer would be highly dangerous. The Committee are aware that the Old Change is very narrow; there is on one side of it immense warehouses belonging to Messrs. Leaf's and Severs's, and another to Messrs. Solomans, with a very low basement story. On the opposite side is St. Paul's School, a tremendous building; and before we could get to the sewer there is a church, and, unfortunately, the steeple is built close upon the side of the Old Change. The danger of making a sewer so much below the foundation of all those buildings, as would be necessary to drain Messrs. Leaf's premises into the sewer in Watling-street, is so great, that the Commissioners would rather decline to make a sewer in that street from the danger; they cannot make it without going very deep. The New River Company have got an immense iron main in the Old Change, so large that a person might almost walk through it; this was stated to the gentleman, and he did not see the force of the objection: he objected to pay any portion of the expense. The Old Change wants no surface drainage; the water runs down the street into the sewer.

547. Is it authorized by the Act under which you proceed, that where a party calls for a new sewer, you should charge him with half the expense; is that a principle of action you have adopted from a sense of its propriety, or under the Act?—I think it is one adopted by the commission.

548. But it is not specially provided so by the Act?—I am not aware that it is; but it seems reasonable, as it is for private benefit; the public would derive little benefit, and yet they would have to pay half; it seems reasonable that the party for whose benefit it is done, should pay the other half.

549. With reference to the houses in Old Change, has it not been stated that in hot weather they are hardly habitable for want of drainage?—I heard it stated by the same gentleman before the Corporation Commissioners at Guildhall; I am not aware of it; and I know that the gentleman that occupied the house before him did not complain; no complaint was ever made before the Commissioners made a sewer in Watling-street.

550. What is the cause of this very large portion of Cheapside being left without drainage?—An application was made by myself and other members of the corporation, to endeavour to get the inhabitants to subscribe a portion of the money, that we might build a sewer there before it was repaved, and very few people were inclined to do it; they said they did not find any inconvenience.

551. Have there not been other complaints from some of the other streets; Queen-street, Cheapside, for instance?—No; we are making one in Milk-street at this time; and that will show that the Commissioners have no indisposition to make sewers.

552. But unless individuals are prepared to pay half the expense, the Commissioners do not think themselves authorized to make a new sewer?—That is our usual principle, although there are exceptions; we are now making a new sewer from London Bridge to relieve the public, who are much inconvenienced from the water coming down the sewers belonging to the Finsbury division. Many years ago, by an arrangement, they communicated with our sewers, and this commission built a sewer for them, they paying 150 *l.* a year for it, agreeable to Act; since that, they have added much to the sewage in all directions, by the buildings erected upon that which was formerly open ground; there is an immense quantity of water coming down from the county sewers that we cannot dispose of, and our citizen's sewers in that neighbourhood are inundated, so much so, that our object is to bring up this immense sewer to relieve them; and without it it cannot be done; the Commissioners would have to pay the whole of that expense had not the London Bridge Committee agreed to pay a part of it, for the advantage of private drainage to the new streets through which the sewer passes; we have got up nearly as far as the Mansion-house, and one of the great shafts is at the west end of Cornhill.

553. You allude to the sewer that is to receive the whole sewage of Shore-ditch?—No; that goes down to the Irongate sewer.

554. When your sewers communicate with the Tower Hamlets, do you make any payment to them?—No.

555. Do you make any arrangement with them as to the repairing of the sewer?—No; it is the old town ditch, just as it was left upon the Fire of London.

556. Do you not find some inconvenience from the different divisions coming in contact in this way?—The inconvenience has been from some of the houses of our fellow-citizens being inundated by the water from the Finsbury division.

557. It



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557. It being found that the sewer formerly provided has become insufficient in magnitude to carry off the drainage from Finsbury, you have undertaken this new work on a very large scale?—That is the case.

558. Does the Holborn and Finsbury division contribute in any way to this work?—They have not; but we hope that they *will* contribute towards it.

559. Did you undertake this large work without any previous arrangement that they should pay a portion of it?—We did not do it to relieve *them*, but to relieve our own sewers; the immense quantity of water that comes down from the county throws the water back upon the houses connected with the sewer in the city.

560. But you have executed a large portion of this undertaking without any arrangement with the Finsbury division, although the necessity for the outlay arises entirely from their drainage?—We have done so; unless it is some private conversation I have had with Mr. Mills, their chairman, upon the subject; I think they ought to pay us a portion of it. We have continual complaints from the neighbourhood of the overflow of water, and we have no means of relieving it but by this sewer; the sewer that was intended to relieve it in Walbrook has been lowered to a great extent, and we were obliged to uphold the church while we did it, and we find now it cannot be done without this new sewer.

561. What do you estimate will be the expense of the new sewer when it is completed?—It has cost us 12,000 *l.* or 14,000 *l.* already.

562. And that expense, arising entirely, not on account of increased drainage being necessary for the City, but on account of the rush of water from the sewers of the Finsbury division?—Yes.

563. Has any increased expense arisen from the Holborn division?—No; they connect themselves with the river Fleet, which is sufficiently extensive to take off the water that comes down there; it comes down very rapid; we are waiting to see whether a new street is to be made, because our sewer at that point is very much washed; it drains a large part of the country thereabouts; we have been obliged, not altogether arising from that, but from the lapse of time, to build a new sewer in Holborn.

564. How did that arise?—From decay; it was built originally upon the old Bourne, or ditch that was decayed, and we found it cheaper to build a new sewer than repair the old one; we have built it sufficiently low to allow of lowering Holborn Hill, which could not have been done before; the old sewer was only nine inches from the surface of the street.

565. When the cholera was prevalent in London, and when a committee of the Common Council was so active in their exertions, was any complaint made then of the sewage in the City?—I am not aware of any; the Commissioners of Sewers took as active part in carrying into execution the wishes of the committee, as was in their power, by cleansing the sewers, and looking after every place of nuisance in the City, of which there were many, from the negligence of the poor in certain parts.

566. There was no idea entertained from the investigations of the committee, that any ill-health arose from a deficiency of drainage?—None at all.

567. The Committee perceive by this local Act, that your Commissioners are not appointed by the Lord Chancellor, but are elected?—The Commissioners of Sewers are selected from the Common Council, and the Common Council are elected annually by the inhabitants of London.

568. You are annually appointed by the Common Council?—Yes, and a certain portion of the Commissioners go out every year.

569. A certain number of new appointments are made every year?—Yes.

570. The quorum is seven?—Yes.

571. And the powers vested in the Commissioners are to be exercised by the major part of such Commissioners that attend each public meeting?—Yes.

572. Do the Commissioners dine together?—Very seldom; we meet together about 90 times in a year; and we dine sometimes. The corporation has recommended the expenses of the commissioners of paving, lighting, cleansing and sewers should not exceed 500 *l.* per annum; but no part of that sum is charged to the sewers account; there are incidental expenses, but they do not relate to that.

573. No expenses charged by the Commissioners for themselves upon the fund?—None at all.

574. Your clerks at the office take no fees?—I cannot say that they take no fees, there is an ancient fee allowed, that any person who communicates with the sewer shall pay a guinea, that is divided among the clerks, the surveyor and



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inspector, who see that the communication is properly made; they pay a guinea for that purpose.

575. Are your clerks paid by those fees?—No, by fixed salary; the fees are very trifling, for till lately they did not amount to 100*l.* a year.

576. The aggregate of the fees?—Yes, nor to 50*l.* a year; if a party applies to communicate with a sewer, and the Commissioners have no objection, they call upon him to pay the estimate of the surveyor, and the charges are made at the contract price, and in addition to that they pay one guinea as a fee.

577. How many clerks do you keep?—Two.

578. Are those two constantly employed?—Yes, there are only two for the whole business of the commission of sewers, paving, &c. and they have the conduct of every other business belonging to the office.

579. Your office is at Guildhall?—Yes.

580. Your two clerks constitute the whole permanent establishment of the Board?—No, there is a surveyor.

581. Will you have the goodness to put in a statement of the number of the officers belonging to the Board?—We have two clerks, one surveyor, one inspector and two messengers, and occasionally when any new sewer is made, we employ a clerk of the works to watch it, and see that the work is properly executed.

582. You make the rates whenever the Commissioners think proper, provided they do not exceed 1*s.* 6*d.* in the pound upon the rack-rent annually?—That is the consolidated rate; the sewer rate is distinct from that; the consolidated rate is for lighting, cleansing, and paving the city of London, and the making new sewers.

583. What proportion of it goes to the new sewers?—According to what may be required; the sewer rate is distinct.

584. You are authorized by the Act to pay out of the paving account, something towards the building of new sewers?—Yes.

585. How is the division made between the three great branches of city expenditure; when you levy this consolidated rate, do you make a separate sewer rate?—Yes.

586. You assess so much in the pound separately for the expense of the sewers?—Yes.

587. And so much in the pound separately for the paving?—No; the paving, cleansing and lighting are all under one rate, which must not exceed 1*s.* 6*d.* in the pound annually; the sewer rate for widening, deepening, lengthening and cleansing, must be made under the Act, and be made by different parties from the first, and it must not exceed 4*d.* in the pound annually, it has not exceeded 2*d.* in some cases.

588. But from the consolidated rate for paving, cleansing and lighting, you are authorized to devote a portion of it to the building new sewers when needed?—Yes.

589. Under the special provisions of the Act, the city sewer rate is levied under the authority of the Commissioners?—Yes, and the consolidated rate is made by the common councilmen of the different wards; there is first a precept issued by the Commissioners calling upon the common councilmen for the different wards to make a rate according to what the Commissioners think they shall want in the year, for the paving, &c. of the city of London, which has been extremely expensive from the bad state it was formerly in; we have made a rate at 1*s.* 6*d.* in the pound, and that barely paid our expenses; last year it was 1*s.* 4*d.*, and this year it will be reduced to 1*s.* 2*d.*

590. In the course of the 10 years for which you have put in a general account, there is a very remarkable variation from year to year in the amount received and expended; it begins in 1824, the sum of 5,030*l.*; 1825, 5,900*l.*; 8,700*l.* in 1826; in 1827, 11,700*l.*; 1828, 11,800*l.*; in 1829, 11,600*l.*; in 1830, 11,600*l.*; 1831, 5,800*l.*; in 1832, 8,300*l.*, and 1833, 5,300*l.*; what occasions that great variation from year to year?—From the works going forward; in fact, London Bridge sewer has been going on for the last four years.

591. The very large expenses are 1827, 1828, 1829 and 1830, was there a great deal of new sewage erecting at that time?—Yes; a sewer at that time was made from Queen-street along Watling-street, which I just now alluded to, into the Thames, a very large sewer and very deep, otherwise it would not have removed the evil complained of; then the London Bridge sewer, that commenced at the same period, that cost about 8,000*l.*, those are two sewers; then the public cleansing



cleansing and repairing of all the sewers in London come into that account, as well as the making of the sewers; and there appears by the payment of this sum, that there was a saving of the accumulated balance to the amount spoken of; and therefore, as we did not employ it, we lent it to the paving account to avoid paying interest, and it has been returned. Full one third of the sewers in the City have been made by us in the last 10 years.

592. One-third of the sewage in the city has been re-made in the last 10 years?—Have been made; in streets where sewers never existed before. The sewers we have made since 1830, which may account for the expenditure. There is a considerable sewer under the prison at Newgate now repairing, and we have been obliged to do the work as the keepers could let our men into the prison.

593. Are the dimensions of the sewers specified in the plan?—The sewers are laid down in the plan.

*[The Witness was directed to furnish an account of the dimensions of the principal new sewers.]*

594. Have there been any complaints of the magnitude of the rates lately?—No, there have not; because the public seem to be fairly convinced we are expending their money for their benefit, at least I trust so; every thing we do is done by public competition; every work we undertake, even the cleansing of the streets and the lighting; but there is not much competition in that, because we are confined to two gas companies in the City: cleansing, sewers and every thing above 50 £., is done by public advertisement and by public competition.

595. Do you find the rate regularly paid, or are there any occasions on which you are forced to issue distress warrants?—We are obliged to threaten defaulters, by one of the officers we employ, but we avoid as much as possible issuing distress warrants among the poorer classes.

596. The cases of that kind are very few?—Very few; there are many inhabitants that will not pay till something like a threatening takes place; the persons by whom the consolidated rates are collected, are annually elected at the ward-motes; they collect all that they can, and as soon as they find they have collected all they can, they give up to us the book, we summon the parties before us, to know why they do not pay, that summons generally brings in a good deal of money; but the next step is, if the party does not pay, we have an officer who summons the defaulters before the magistrate, and that generally brings the remainder; but there are a number of poor people we are obliged to excuse; we do not put the law in force against the poorer creatures to distress them.

597. In point of fact, your law expenses are not large?—That is generally done by our own officers; the law expenses are not large.

Mr. Richard Kelsey, called in; and Examined.

598. YOU are practically conversant with the state of the sewers in the city of London?—Yes.

599. How long have you been surveyor?—Rather more than a year and a half; but I was surveyor's clerk for 18 years previously.

600. The state of the sewers is unobjectionable at the present moment?—Generally speaking, they are in a good state.

601. And great improvements are in progress?—Much greater improvements than have taken place in many years.

602. Are many of the sewers of a very ancient date?—The Irongate sewer was formerly the city ditch; it was originally 200 feet broad, which has been gradually encroached upon, and curtailed, and upon that a mass of houses has been erected, and it has been gradually contracted, till it varies from 11 feet in height by three or four feet in width to, in some places, six feet six inches high, and about three or four feet wide. The Commissioners find themselves very much annoyed by the quantity of water poured in from the county, which water communicates with the city in Bishopsgate-street, through Shoreditch. Some 50 years ago they built a sewer up Bishopsgate-street, and for the consideration of 175 £. they kept that sewer deep enough at Spital-square to relieve Norton Falgate. The sewer from Spital-square to Norton Falgate was built jointly by the city and the county. The county then made another sewer which takes water from the Tower Hamlets, and is continued up the Kingsland-road, so that a very large portion of that water has been thrown into that sewer, and annoyed this Irongate sewer (the only commu-

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nication with the Thames,) very sorely; and the Commissioners had been put to an enormous expense in rebuilding it, and that was increased by houses being built over it with very high stacks of chimnies.

603. The necessity for that increased expense arose entirely from the necessity of providing an outlet for the water from the county?—A very large portion of that dilapidation necessarily took place in consequence of age; but it was increased by the quantity of water poured into it; the Irongate sewer then run across Bishopsgate church-yard and Broad-street, and ran under the Old Bethlehem hospital to Bell-alley, it then took its course along London-wall and turned round to Falcon-street, that was the highest ground; then the course ran westward under Christ's hospital, under the Giltspur-street Compter and Newgate, across the Old Bailey, down Fleet-lane and into the Fleet ditch: the whole form of this part of the City is like a tortoise's back, Cheapside and Leadenhall-street are the back bone, and that accounts for Cheapside, being the highest ground, never having had occasion for a sewer for the surface drainage, the water all flows northward and southward, so that that accounts for the apparent contradiction of Cheapside, a main street, having no sewer in it.

604. As far as surface drainage is concerned?—Yes; the inhabitants of Cheapside, generally speaking, have got cesspools; they perforated the yellow clay or loam and got into the gravel, and the water rises through the gravel, and whatever is thrown into the cesspool mixes with the water and the earth, that is for the benefit of the water drinkers. The water that was pumped out, to make the sewer along Watling-street, was perfectly pure, and persons from the neighbourhood came to catch it, as it fell from the pump, it was considered to be so good and so much superior to every thing they had ever had before. The Commissioners under the power of the Act of Parliament carried the sewer, in the first instance, along their own pavement, and for their own drainage, it was thence continued up Finsbury-place to Bunhill-fields, then called Tyndal's burial-ground, and is so described in the Act, the county then communicated with it, and sent their surplus water, or an immense run of it, into that sewer. The city for its own drainage also built a sewer in Whitecross-street, the county then, somehow or other, got possession of that, and the water that runs down Whitecross-street is quite overpowering.

605. At what period was the construction of this sewer by the City, along the pavement, which the county avail themselves of, in Whitecross-street?—It is stated in the list.

606. Does the county make any contribution, or did it pay any charge to the City, in consequence of availing itself of those drains?—Under the Finsbury Sewer Act, in consideration of the City having at its own expense built this sewer, the Finsbury division pays 150*l.* a year for the use of this sewer, and all the other sewers with which they communicate.

607. That 150*l.* a year was calculated, in consequence of their having built this sewer along the pavement?—Yes; and other sewers that did not before exist.

608. The payment of 150*l.* was supposed to include, and was measured in consequence of the various advantages that the county derived from its communication with the various sewers of the City?—For what they then derived; our forefathers never contemplated such an increase of building.

609. When was that 150*l.* assessed?—The 18 Geo. 3.

610. 1778?—About that time.

611. There has been no increase paid to the city of London since?—No; then the Walbrook sewer rose somewhere in the neighbourhood of St. Agnes-le-Clare, in Hoxton.

612. The Walbrook sewer was a brook?—Yes, which I will describe: the course of it passed down what is now the Curtain-road, and at the back of Long-alley into Moorfields, where it received the name of the Cock-in-the-Wall sewer; another branch rose at Hog-lane, which is now Worship-street, and it passed down through Rose and Crown-court and crossed Moorfields; these two united at the head of Leathersellers'-buildings, or Bell-alley. The course then ran down Bell-alley, across Tokenhouse-yard, diagonally under St. Margaret's church, Lothbury, across part of the ground which the Bank now stands upon, down Scalding-alley, now called St. Mildred's-court, across the Poultry, Cloak-lane, and under Tallow Chandlers'-hall, and so into the Thames; at the mouth it goes by the name of the Whittington sewer, or boundary sewer. Now the Walbrook has been cut off by the new buildings in Finsbury-circus, and the water has been turned round Eldon-street and Blomfield-street, and London-wall, till it falls into Bell-alley. It has also been cut off



off by new buildings at the Bank, and it now takes its course down Lothbury; it has also been cut off from St. Mildred's-court down to Budge-row, and, as a substitute for that, the City built at their own cost, for there was no contribution to it, a sewer up from Dowgate-dock, along Dowgate-hill, along Walbrook and Charlotte-row, the Poultry, Old Jewry and Coleman-street; that carried the water of the ancient Walbrook: that sewer was continued along Fore-street and up Whitecross-street. Into that sewer a very great portion of that part of the City has been ultimately drained; the sewers have been extended along London-wall, taking all the water that lies north of Cheapside. In consequence of the immense flood of water that pours down all those different sewers from the county, the inhabitants of the City, in the neighbourhood of Moorfields especially, have been most dreadfully annoyed, so much so, that their cellars became useless.

613. By the county, you mean the Holborn and Finsbury division?—Yes, everything out of the boundary of the City. In order to meet the difficulty, for which there was no other cure, the Commissioners have built a sewer for the New London Bridge, which is ten feet by eight feet at the mouth; they are continuing it up the new street, eight feet six inches by seven feet, and it is intended to take it up the new road to Moorfields, to continue the sewer along Princes-street and up that new street; and I confidently expect I shall get from eight to ten feet additional depth, and that then the whole of Moorfields will be effectually relieved.

614. The necessity for this new sewer, of this large dimension, arises from the large quantity of water that flows in upon you from the county?—Certainly.

615. You conceive yourself on the other side to derive some benefit from these waters, because they cleanse and scour your sewers down?—Yes, as far as the direct run goes they do, but beyond that they do an injury that is incalculable, in this way, the water runs right a-head, and an immense quantity is brought in, it fills it, and the collateral sewers cannot bear up against it, they are driven back and the sediment is deposited, and when it falls that is left behind.

616. The great strength of the main current coming down prevents the collateral drainage from finding an escape?—Yes, we have five miles of our own sewers meet at the corner of Lothbury, at the south end of Coleman-street, and when you conceive that in addition to all the waters of the Finsbury division that comes into it, the Committee can easily calculate there must be an immense pressure. The chairman was asked whether we paid anything to the Tower Hamlets for the use of the Irongate sewer, the reason why the commission receives 150 *l.* from Finsbury, and pays nothing to the Tower Hamlets is this, that it was originally the town ditch; the town ditch originally took in half the Tower, and there is little doubt that the town ditch extended into the Thames, across that half the Tower, but the Tower has subsequently become distinct from the City; that sewer runs by the side of the Tower ditch, between the Tower and St. Katherine's Docks into the Thames at Irongate; the City have a right to it, as being their ancient watercourse, and they have no right to pay for it. As to Fleet ditch, this portion from Holborn Bridge northward to about half-way towards Chick-lane, was a sewer maintained by the Commissioners for the City; the Fleet ditch originally came up to Holborn Bridge, and it was arched over by the corporation, and it now forms two distinct sewers, running on each side of Farringdon-street; they are from 12 to 14 feet high, and six feet six inches wide, each of them, they then pass under the Old Fleet bridge, and from that they were arched over jointly by the Corporation and the Commissioners, and there was a separate Act passed for turning the stream that ran under the houses in Chatham Place, a new mouth was made some years back, and that is about 18 feet by 12, and even that does not carry off the water sometimes.

617. That is on account of the great flood from the country?—Yes; if it should so happen that with high water a storm occurs, the water brought down by the Fleet ditch will raise the whole of it five feet almost instantaneously; it has risen so as to flood the King's Arms Inn yard, three feet above the surface, the King's Arms Inn yard goes down from the main street, and they have had three feet of water covering their whole yard, forcing its way up through their drains.

618. In spite of the enormous dimensions of this drain?—Yes; all the main drainage of Fleet-street was made by persons called Adventurers, at that time.

619. When was that?—Just after the great Fire, and I mention that as an instance of the history of the sewers; there was some eight or ten persons joined together, and they built a sewer along Fleet-street, as far as Fetter-lane, it was afterwards carried as far as Temple Bar, and they received authority from the Com-



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missioners to receive from those who communicated with the sewer, some contribution to the cost, and it is in that way that all the sewers, prior to 1756, were constructed by individuals, called Adventurers; the only sewers of the City being the Town ditch and Walbrook and Fleet ditch.

620. Your works are all performed at present in the most durable manner, and with the best materials?—Every thing.

621. By public competition?—Yes; the Commissioners contract triennially for cleansing, reparation, and so forth, and as the cases arise they make special contracts for new sewers, and other extensive works.

*Veneris, 21<sup>o</sup> die Martii, 1834.*

## HENRY GEORGE WARD, ESQUIRE, IN THE CHAIR.

Mr. John William Unwin, called in; and Examined.

Mr. J. W. Unwin.

21 March 1834.

622. YOU are Clerk to the Commissioners of Sewers for the Tower Hamlets?—Yes.

622 \*. How long have you been clerk to that commission?—Since October 1830. I was elected upon the death of my father.

623. Of what number of members is that commission composed?—185.

624. Have you brought a list of the Commissioners?—No, I have not; I had no instructions to do so.

*[The Witness was directed to furnish a list of the Commissioners at the next meeting of the Committee.]*

625. How are the Commissioners appointed?—They are appointed by the fiat of the Lord Chancellor and the two Chief Justices.

626. Upon what is that fiat granted?—Upon a list presented by the Commissioners, recommending other gentlemen to succeed.

627. In point of fact, they renew themselves?—Yes, in part.

628. Those who pay the sewers' rates have no part in the choice of the Commissioners, and do not join in the recommendation in any usual way?—No.

629. You mean that the Commissioners only appoint themselves in this mode, in their recommendation being generally adopted by the Lord Chancellor?—Yes.

630. The appointment resting in him, and appointing other persons occasionally?—Yes.

631. Does the Lord Chancellor often act in that way?—The list, as approved of and sent up by the Commissioners, is frequently opened, and other names introduced.

632. What is the date of your commission?—The 4th December 1830.

633. Has the Chancellor added any other persons since the commission?—Yes, as many as 13; he has opened the commission four or five times.

634. By what you call the "Cold Seal"?—Yes.

635. Specify in your list the appointments that have been made by the Lord Chancellor, without the recommendation of the court; the Commissioners take an oath before they can act?—They do.

636. They never act without it?—No.

637. Have they any remuneration for their services?—Nothing, except in the shape of a dinner; there are no pecuniary remunerations.

638. What are the dinners you speak of?—The Commissioners dine together at every quarterly court held at stated periods, the third Friday in January, April, July and October.

639. You have changed the court days since the last examination?—Yes.

640. Have you a standing committee in addition to the court?—Yes.

641. What does that committee consist of?—It consists of 18 members of the court; it has been enlarged since the last examination.

642. This committee has no remuneration for its services?—No; they occasionally dine when they meet by themselves.

643. Is the expense of these dinners charged upon the general fund?—Upon the fund for contingencies.

644. In other commissions of sewers those dinners are not, in point of fact, charged upon the sewer rate, because there is a sum allowed of 4 s. a head for each Commissioner



Commissioner that attends, and the dinner is paid for by that 4 s., and any thing beyond that is paid by themselves; is that the course pursued by you?—Yes; the 4 s. is allowed to our Commissioners, but the Commissioners do not take it; they dine together instead.

645. Out of what fund is that taken?—Out of the general fund; the Commissioners have no other fund.

646. The expenses of the dinner do not exceed 4 s.?—I should think they do.

647. You do not know whether the expense of the dinners that the Commissioners have, either at their general courts or the standing committee, exceed the aggregate amount of the 4 s.?—I should decline to answer the question without making a calculation.

648. It is not the custom of the Commissioners, supposing it to exceed that, to pay any sum out of their own pocket?—Oh, no.

649. What do you call the extent of your jurisdiction?—It is the Tower Hamlets, excluding St. Katherine's and Blackwall Marsh.

650. Have you any plan of the district with you?—Yes; I should state, for the information of the Committee, by the Local Act of Holborn and Finsbury, the parish of Shoreditch, which for other purposes is included in the Tower Hamlets, is within Finsbury Division as regards sewers, and there are some special reasons why St. Katherine's and Blackwall Marsh have been excluded from our commission.

651. Then the district over which you have jurisdiction is co-extensive with the Tower Hamlets?—Yes, it is, with the exceptions I have just mentioned.

652. Be so good as to put in a list of the parishes included in your division, with the number of houses, the population and amount of rental of the houses upon which your rate is levied?—I will endeavour to prepare it. I do not know how I can give the amount of the population of each parish.

653. In what way do you divide the district?—It is divided into divisions called Levels.

654. How many levels are there?—Eight levels.

655. Are the accounts of those eight levels kept distinct?—Yes, as much so as if under distinct commissions.

656. Enumerate those levels?—The first is Spitalfields and Wapping Level, the Limehouse Level, the Upper Limehouse Level, the Nightingale-lane Level, the Tower-hill Level, the Lower Wapping or Green-bank Level, the Hermitage-street Level, the Hackney Brook Level.

657. Have you a list of those levels?—Yes, I have.

658. Put it in.

[The Witness delivered in the following Paper.]

Spitalfields and Wapping, at 9 d.:—						£.	s.	d.
Mr. Neale, Bethnal Green and Hackney	-	-	-	-	-	2,732	14	4 ½
Mr. O'Shaunessy, Bethnal Green	-	-	-	-	-	2,287	-	3
Mr. Cooper, Mile-end Old Town	-	-	-	-	-	4,057	8	6
Mr. Beckett, Mile-end New Town	-	-	-	-	-	463	13	9
Mr. Broadwater, Christ Church	-	-	-	-	-	1,430	14	-
Mr. Newling, Bromley, Poplar and St. Ann	-	-	-	-	-	871	6	3
Mr. Ilsley, Whitechapel	-	-	-	-	-	3,026	2	9
Mr. Gibson, Saint George	-	-	-	-	-	4,606	1	-
Mr. Otter, Ratcliff	-	-	-	-	-	1,179	6	9
Mr. Mather, Shadwell	-	-	-	-	-	613	1	9
Limehouse Level	-	-	-	-	1 s. Mr. Andrews	701	6	-
Upper Limehouse Level	-	-	-	-	6 d. - ditto	307	5	-
Nightingale-lane Level	-	-	-	-	6 d. Mr. Witenden	1,204	6	6
Tower-hill Level	-	-	-	-	6 d. Mr. O'Shaunessy	568	-	-
Lower Wapping or Green-bank Level	-	-	-	-	1 s. Mr. Wilson	2,156	10	-
Hermitage-street Level	-	-	-	-	9 d. Mr. Poole	797	-	6
14 Collectors.						£.	27,001	17 4 ½

659. Is the Committee to understand the accounts of each of those levels are kept so distinct that the sums raised do not constitute one general fund, but are held to be strictly applicable to the levels upon which they are raised?—With respect to the works, that is so; but as to the contingencies, they form one fund, each bearing its own proportion; the works are kept totally distinct.



Mr. J. W. Unwin. 660. Have you brought with you the accounts of the trust for the last ten years?—We have not been able to prepare them in the way wished by the Committee; they are now in the course of preparation, and will be delivered in immediately.

21 March 1834.

*[The Witness was directed to furnish the same on Tuesday next.]*

661. Is this 27,000 *l.* about the average of the annual rate levied within the district?—Our rates are made about once in three or four years; that rate was made the 23d September 1831. We do not make our rates annually.

662. But the Committee can ascertain what the average would be for ten years from those accounts?—Certainly.

*[Mr. James Beek delivered in a general plan of the district comprehended in the Tower Hamlets commission.]*

663. Have you any local Acts under which you are acting?—No; we act under the old Act of the 23 Hen. 8, c. 5, intituled “A Bill of Sewers, with a Proviso;” we have no local Acts.

664. You have nothing that applies particularly to your commission?—No.

665. The principle upon which you make your rate is the same as that adopted by other commissions, that everybody who receives a benefit or avoids a damage is liable?—Yes.

666. Do you make any exceptions from this principle in cases where there is no direct accommodation from the sewers?—No; we rate every person benefited by the sewers.

667. Directly or indirectly?—Yes.

668. As far as the surface drainage is concerned?—Yes.

669. Are there any parts in your district where the benefit is confined to the surface drainage only, and where the houses have no access to the drains?—No, I think not.

670. For instance, from Whitechapel church to Mile-end turnpike?—Yes; in or near the line there are sewers or drains in all directions.

671. Have there not been applications made to have a sewer made in that direction?—Not that I am aware of.

672. Have you not had an application of that kind?—There was an application to extend a sewer in the particular direction of the Whitechapel-road, but not to make a new sewer in the road.

673. You say that there is but a small part of your district in which the houses have not accommodation beyond the surface drainage?—I understood the question to be this: was there any portion of our district in which there was no access to the sewers?—I should rather that question was asked of the surveyor; he would be able to answer it better than myself.

674. Do you conceive that there are any houses, or any portion of your district, which derive no advantage from the sewers, except the surface drainage?—I should think there must be some; but still they have the means of access to the sewers; there are sewers near enough for them to communicate with, if they think fit so to do.

675. However, this point is clear, that there is no part within the jurisdiction of your commission from which you do not levy rates?—There are some portions of the parish of Hackney upon which we levy no rates, because they derive no benefit from the sewers; and there is also the parish of Bow, which is in the Tower Hamlets, which has not been rated for many years.

676. Why is not this portion of Hackney rated?—Because it derives no benefit or avoids no damage by the sewers.

677. How has that been decided?—It has never been presented by a jury.

678. Has there been any decision in a court of law upon the liability of this part of the district?—Yes, there has; there was a question tried some time since, not as to the liability of the parties, but as to the mode of rating; and the question before the Court of King’s Bench was, whether the Commissioners could rate the whole of the district deriving benefit from the sewers, under one joint rate, or whether they were bound to make separate rates for distinct levels, and the Court of King’s Bench decided that they were bound to make separate rates for the different levels, with reference to the works in each.

679. What was the title of that cause?—The King *against* the Commissioners of Sewers for the Tower Hamlets.

680. What



680. What was the date of that decision?—In Easter, 1829; it was a question raised with respect to the parish of Hackney. Mr. J. W. Unwin

681. And since that time the parish of Hackney has not been rated?—Yes; but not jointly with the other Levels. 21 March 1834.

682. Have you a copy of the judgment?—It is reported in the ninth volume of Barnewall & Cresswell; I have not it with me.

683. What are the circumstances under which the parish of Bow is not rated; it is within your district?—I conceive it is because no benefit is derived from our works, and therefore they are not liable.

684. Is it not in the heart of the district?—No; it is at the extreme boundary of the district.

685. Do you rate Bromley?—Yes, a portion of it.

686. With whom does it rest to give this exemption from the rates; with the Commissioners?—No, by the presentment of the jury; there is no party rated that is not presented by the jury as deriving benefit or avoiding damage from the sewers.

687. This jury is summoned by the Commissioners?—Yes.

688. Upon whose motion, and in what mode?—The Commissioners, when they find the sewers require cleansing, issue a precept to the sheriff to summon a jury to present the parties who derive benefit or avoid damage from the sewers.

689. Does that jury make a general survey of the district?—Yes; they make a survey of the district, and they also have the evidence submitted to them, and upon which they make their presentments.

690. Do they make a personal survey?—Yes; and likewise inspect the maps, and hear the evidence of the witnesses on oath.

691. Then the system pursued with regard to the jury, is exactly the same as that detailed in your father's evidence?—It is.

692. Then the Court of Commissioners determine upon the work, and the jury present those liable for the expense of it, and to be rated to it?—Yes.

693. The Commissioners of the Tower Hamlets conceive themselves authorized to undertake new works, wherever they are required?—Yes; they conceive the statute of Henry the Eighth authorizes them to do so.

694. Meaning by new works, works perfectly unconnected with any old sewer?—Yes.

695. In parts of the district where new sewers are required?—Yes; you will see by my father's evidence they have done so.

696. Now, to recur again to the instance mentioned of the sewer for which application has been made in the Whitechapel-road, has not one ground upon which the Commissioners have declined to undertake it been the ground that it was a new sewer, and their powers did not extend to make it?—Never, that I heard of; I should say they had power to make new sewers, under the Act of Henry the Eighth, but that they must only rate the parties benefited by the new sewer. We have never had any doubt in our court, as to the power to make new sewers; I believe doubts have existed occasionally, but the Commissioners conceive they are not well founded.

697. Supposing that an application was made to the court to build a new sewer all the way along the Mile-End-road, beginning at Whitechapel church and extending to the turnpike, do you conceive that, if upon general grounds, the Commissioners considered such a sewer would be useful, that they think they have authority to construct such a sewer, without any reference to its being in the lieu of old sewers, in that neighbourhood?—I do; some doubts are suggested upon that point in Callis, in his readings, but the Commissioners have nevertheless considered that they were authorized to do it.

698. The Commissioners have acted upon this principle in every case where they conceived the want of a sewer was made out?—Yes; they did so in the case of the sewer in Ratcliff-highway, that was a sewer brought up directly from the Thames at Ratcliff-cross stairs, totally unconnected with any other, and a special rate was made to defray the expense of it; and upon the formation of that sewer in Ratcliff-highway, the inhabitants of the hamlet of Ratcliff contested the power of the Commissioners to make a new sewer, before the Vice-Chancellor, who decided that they were authorized by the statute to do so. I believe I have the opinion of the former Solicitor-general, Sir Samuel Shepherd, stating that under the Act of the 23d of Henry 8th, a power existed to make new sewers.



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699. What is the date of this decision of the Vice-Chancellor, with regard to the Ratcliff sewer?—In the year 1822.

*[The Witness was directed to furnish a copy of the case, and the opinion of Sir Samuel Shepherd, and the decision of the Vice-Chancellor, just alluded to.]*

700. Do the juries who make the presentments receive any remuneration for their services?—They receive no pecuniary remuneration for their services; they are allowed a dinner every day they are out.

701. That amounts to a considerable sum?—The last amounted to about 100 l.; there were 17 of them, and they were out seven days.

702. The jury have no discretionary power as to the works to be undertaken?—No.

703. But merely the persons liable?—They have to present the persons deriving benefit from the sewers.

704. The juries do not take into consideration the cost or expense of the work, or the estimate?—No, they have nothing to do with the work at all; it is not their province to inquire into the necessity of the works; that is in the breasts of the Commissioners.

705. With regard to your accounts, is there any publicity in the system of accounts in the Tower Hamlets?—The accounts are never published.

706. Have the rate-payers any access to these accounts?—I should say decidedly, as a principle of law, they have; that any person interested in a rate is entitled to see every thing relating to the rate.

707. Do the Commissioners acknowledge that right?—We have never had the question put before the court in that way; but if such an application was made, I have no doubt that the court would grant it; and if not, the Court of King's Bench would compel it.

708. In point of fact, do persons come and apply to look at your accounts?—Very seldom.

709. Suppose they should do so, should you show them?—Not without the order of the court.

710. Your books are not openly exposed for investigation by the rate-payers?—No.

711. Are your courts open courts?—Decidedly so; and the public frequently come; all the courts are open courts.

712. Are the accounts audited in open court?—No, by the standing committee.

713. Are the sittings of the standing committee open?—No.

714. Then, in point of fact, the standing committee audit their own accounts, because they are responsible for the expenses, and they give all the orders for the works?—No, the orders are given by the court.

715. Can no repairs or works of any kind be undertaken without the order of the court?—There might be a trifling work ordered by the committee, but not any work of importance; the committee never do any judicial act, and the ordering works is a highly judicial act.

716. What notice is given of those courts?—There is no public notice given; notice is given to every Commissioner who has qualified, but any person applying at the office can ascertain when they are to be held.

717. Have the kindness to state the nature of the business transacted by one of those quarterly courts?—There is no difference in respect of the business of the quarterly courts, and the other courts.

718. What other courts have you?—The courts are usually adjourned from time to time, as occasion requires; there have been 18 or 19 in the course of a year.

719. Does the standing committee lay before those courts an account of the money expended?—The standing committee never pay anything on their own responsibility, the accounts are audited before them, and they then report to the court that they have audited the accounts, and recommend the payment.

720. You have stated that they order nothing but trifling matters of urgent necessity?—Yes, works of little importance.

721. Then they make a report to the court of the works that may be necessary to be done?—Yes.

722. That is one part of the business for which the courts are summoned?—Yes.

723. Do not the standing committee report the money they have laid out in consequence of such recommendation?—In no other way than by auditing the bills for which the works have been done.

724. The



724. The standing committee audit those bills?—Yes.

725. They report to the court that they have done so?—Yes, that they have audited the accounts and found them just, and recommend the payment of them.

726. Then the business of the general courts and all the other courts has reference to first receiving a recommendation of works to be done from the standing committee?—It is not necessary, in order that works should be done, that they should be recommended by the standing committee; the court orders works itself.

727. Do they do so generally?—They always order the works themselves, but they do not always come from the standing committee.

728. Do they generally?—No; as often from the one as the other, it is competent for any Commissioner to move in court that works be done; they are taken into consideration, and done if necessary.

729. But all works ordered to be done are ordered by the court?—Yes.

730. How are the courts attended, are they numerously attended?—I think upon the average from 20 to 30 Commissioners attend.

731. Out of 175 Commissioners?—Yes.

732. Be so good as to mark in your list of Commissioners, those who habitually attend the courts, or those who are qualified?—I can do that; there are about 100 qualified out of the 180.

733. And all those 100 attend in turns?—Yes, when they think proper.

734. Is notice given of the business to be transacted at each court beforehand to the Commissioners?—No.

735. Then any business may be brought on and carried, without previous notice, at any one of those courts?—I should think, in the event of any question of any importance coming forward, the court would order the adjournment if they thought proper; but they are not bound to give any notice, and they have not been in the habit of doing so.

736. So that in point of fact, any work might be ordered at any court by a certain number of individuals attending for the purpose, without any notice to the general body of the Commissioners?—Certainly, that is possible, but highly improbable.

737. But generally, to the best of your judgment, do not all the works, speaking as a whole, originate in the recommendation of the standing committee?—No, as many in the court as from the committee; no doubt the standing committee recommends works, but as many are undertaken at the suggestion of the court.

738. Do you not frequently receive petitions from persons presented to the court, and determined upon at the court?—Yes, always; the committee never determine upon the petitions.

739. And in the form of petitions, a matter is frequently brought before the court?—Yes, the petition is always read in open court; the committee never do any judicial act, they arrange the business for the court, and audit the bills.

740. What is your usual practice with regard to the applications and complaints of persons rated to the sewers, who may wish for any change in the system?—Any complaint made is immediately laid before the committee, and the committee then lay it before the court; frequently they are laid before the court in the first instance; but usually I inform the committee of any complaints made, that they may be aware of it.

741. The Commissioners decide entirely upon the amount of the rate to be levied?—Yes.

742. Upon their own estimate of what may be necessary for the expenses of the year?—They generally take it every three years; our rates are not made annually, we make them *pro re nata*. We generally take a period of three years, and we estimate there will be so much necessary to keep the works in repair during that time.

743. And there is no appeal from the decision of the Commissioners, except to a court of law?—The appeal from the decision of the Commissioners is to the King's Bench, by *certiorari*, and that court exercises a very summary power over the Commissioners.

744. Are there not treble costs given, unless the complaint is made good?—Not upon the *certiorari*; but in an action of trespass, the plaintiff, if he fails, is liable to treble damages.

745. An action of trespass is the only mode of bringing the amount of the rate



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before the court?—If there is anything illegal or improper upon the face of the rate, it may be contested before the Court of King's Bench by a writ of *certiorari*.

746. Supposing an individual conceives himself to be aggrieved, by being rated without receiving an equivalent benefit, and wishes to try that question, he can only bring it forward by an action of trespass that subjects him to treble costs?—To treble damages, if he fails in making out his case.

747. What power does your court conceive itself to possess as to fine and imprisonment?—There is a general power of fine and imprisonment for contempt of court.

748. What do you define as a contempt of the court of sewers?—I must refer to Callis for that; a contempt of court, in fact, is disobedience to the orders of the court, that is a more proper definition of a contempt of court, or obstructing the proceedings of the court.

749. Obstructing the proceedings of the court in the court?—Yes.

750. Do you mean disobedience to the regulations of the court?—Yes, to any one of their regulations, when the party has notice of it.

751. How are those general regulations of your court known or promulgated?—By persons making an application to the court, or at the office, for the purpose.

752. Are not the public informed by you of the regulations to which they are liable as to sewage?—Any person could ascertain that who thought fit to do so, but we have never advertised it.

753. Have you never apprised the public of it?—No.

754. Have you any printed copies of the regulations?—Yes.

755. Supposing the contravention of any of those regulations or bye-laws of your trust, do you conceive that it would subject a man to a fine?—Before he was fined, the Commissioners would summon him before them, to show cause why he should not be fined, and the question would then be open between him and the court.

756. But it would be at the discretion of the Commissioners to fine him or not, for the violation of a bye-law of which he was ignorant?—If he was able to show the Commissioners he was ignorant of it, they could not fine him; the only way in which this could arise, I apprehend, would be in the event of an individual petitioning the court; his petition would contain the regulations, which are always attached to the petitions, so that he could not do it in ignorance.

757. Is there any yearly balance of the whole receipt and expenditure of the commission of the Tower Hamlets published?—No, not published, certainly.

758. It is confined to their own books and records?—Yes.

759. And the rate-payers know nothing of it?—No, not unless they apply for the purpose.

760. Are there any copies of the accounts transmitted to the rate-payers?—No, there are not.

761. You enforce the payment of your rates by the usual process of distress, in case of opposition to it?—Yes, in case of non-payment.

762. Do you give any notice previous to making a rate, or after a rate is made?—As soon as a presentment is made, we give notice in the most conspicuous and public manner, that any person who wishes to traverse that presentment may do it on a certain day. The presentment then lies at the office, and any person who thinks that he is presented wrongfully, may plead that fact before the Commissioners, and the question will then be tried before them, by a jury summoned by the sheriff, as to benefit or no benefit; it would be a sort of record, tried in their own court.

763. When you say previously to making a rate or effecting a work, you give the most public notice, what is that notice?—The notice goes on to say: Notice is hereby given, that the jury have presented certain persons as benefited, and that on a certain day a rate will be made according to that presentment, and that any person who wishes to traverse that presentment must do so upon a given day.

764. Are those notices given in any public paper?—I believe not; I think they are usually affixed on the churches and chapels, and other public buildings within the district.

765. Are the Committee to understand that the notices are affixed on the doors of all the churches and chapels within the limits of your commission?—Yes, or within the limits of the particular Level to which the rate refers; and the bailiff always



always makes oath that he has so affixed the notices previously to the rate being decreed. Mr. J. W. Unwin.

766. The notice does not name the individuals presented?—No; the presentment names them. 21 March 1834.

767. Have you got one of your forms of notices with you?—No, I have not.

768. Is the presentment published?—The presentment lies at the office. After a presentment is received, notice is given, informing all persons that they are presented as deriving benefit from the sewers, and that a rate will be made on a given day, and if they wish to traverse, they must do it on that day.

769. Does the notice state that the presentment is open for inspection?—No; but any person would be aware that it might be seen upon application.

770. Supposing that a person were to be dissatisfied with the amount of the rate levied, and were to conceive that it was more than the occasion justified; how could he raise that question, except by moving the Court of King's Bench for a writ of *certiorari*?—If he could state before the Court of King's Bench facts that would bear out that his judgment in that respect was correct, or if it appeared on the proceedings that the Commissioners, having occasion for a certain sum, had made a rate greatly exceeding the amount required, I should think the Court would quash the rate; but you must show a strong case, because the amount of the rate rests in a great degree in the breasts of the Commissioners.

771. You think the Court of King's Bench would quash the rate under those circumstances?—Yes, in a very extreme case.

772. Has there ever been such a case?—No, not to my knowledge.

773. The usual questions tried have been merely whether the individual was liable to the rate; and, secondly, what was the jurisdiction of the Commissioners?—Yes, I apprehend it was.

774. No other issues have been tried?—Not in our commission.

775. The Committee see, in the account you have handed in, "Sums received from sundry persons in aid of building new sewers?"—Yes.

776. If you conceive that the Commissioners have the power to build new sewers, how is it that you receive sums in aid?—The circumstances under which that takes place are these: the individuals say we have an estate we wish to have drained, and we wish the present sewer to be extended, so as to enable us to communicate with it; under these circumstances the Commissioners say, by bringing up an outlet not only will you be benefited, but the public also; and if you will pay your portion we will bring up the outlet. In relation to a former answer, I beg to say, at the very last court a gentleman made application to inspect our proceedings, and he at once inspected them.

777. By the order of the court?—Yes.

778. It has been conceded as a matter which it was in the Commissioners' power to concede or refuse, as they thought fit?—The permission was granted, but if the Commissioners had not granted, I apprehend, the Court of King's Bench would have ordered it.

779. Do the Commissioners conceive that they have the right to reject it?—I apprehend they have not; I should say that any rate-payer applying to see the rate, has a right to see it.

780. Do you know of any instance where that application has been refused?—We have refused applications to see former rates for a hostile purpose, but not to see the current rate.

781. What difference was there between those former rates and the present rate; why do you limit the power of inspection to the present time?—Because formerly, perhaps, the person making the application had no interest; any person having an interest in the rate has a right to see it.

782. How do you ascertain that he has a right to see it?—The court would ascertain those facts.

783. You are speaking upon supposition, not upon facts?—Not from facts.

784. Formerly you say they were refused, because the applications were made with a hostile purpose?—Yes.

785. Do you know whether they were rate-payers who made those applications?—No, I do not.

786. You mean that the application to inspect former rates has been made recently?—I do not know of such an application having been recently made.



Mr. *James Beek*, called in ; and Examined.

Mr. *James Beek*.

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787. YOU are the Surveyor of the Tower Hamlets district ?—I am.

788. The Committee wish to inquire of you, whether there are any and what portions of the district that do not derive any immediate advantage from the sewers beyond the surface drainage ?—There are many parts of the district, where they have only surface drainage ; that is, that communications must be formed before they could avail themselves of the underground drainage ; I mean that the public sewers are some distance from them.

789. At such a distance that no private person would think of entering them ?—Yes.

790. By way of illustration, be kind enough to refer to the line of road that has been named, and inform the Committee how far the sewer is from it ; looking at the plan from Whitechapel church to Mile-end turnpike, is there any public sewer into which the houses, on either side of that line, might have an underground drainage ?—There is a public sewer, commencing beyond the church, running westward into Church-lane, and also another sewer, running eastward for about 400 feet and then continuing at the back of the houses, and the London Hospital, on the south side of the road, and available for underground drainage.

791. What is the extent of that ?—Five or six hundred feet.

792. What distance is that from the turnpike ?—About half a mile.

793. That sewer extends only 600 feet of that distance ?—The sewer by Whitechapel church.

794. Then, as a general proposition, it may be said that the houses on either side of that line have not an opportunity of underground drainage ?—Not on the north side.

795. No sewer to which they can obtain access without passing through private property belonging to other individuals ?—I do not know that ; there are sewers upon the line of the road belonging to the road trustees, with which I think it very likely some of the occupiers of the houses may form a communication.

796. Do you think that into those sewers belonging to the Road Commissioners, they would permit private houses to be drained ?—I think they would ; I think they have.

797. Are those sewers under the control of your trust ?—Certainly not.

798. They are independent of your trust ?—Yes.

799. If the inhabitants of those houses take advantage of those sewers, it would be by a private arrangement with the Commissioners of the road trust ?—Certainly not ; they could not communicate with those sewers without coming to the Commissioners, and petitioning in the usual way.

800. Petitioning for admittance to the communication with those sewers that do not belong to the trust ?—They communicate with the sewers belonging to the commission.

801. And they therefore come under the jurisdiction of the court ?—Yes.

802. In point of fact, do you conceive that those sewers are of such a kind, and size and construction as would render it a matter at all expedient that the drainage of the houses should go into them ?—I think it would be a great improvement, if a sewer were laid in, in the line of the Mile-end road.

803. Looking along this same line of road, can you state at what point it is you cease to collect rates ?—I cannot.

804. It has been stated to the Committee you do not collect rates in the parish of Bow ?—That is the case.

805. Can you tell at what point of this great line of road it is you cease to collect rates ?—I cannot ; I have nothing to do with the rating ; I do not know to what extent it goes.—(Mr. *Unwin*.) We collect rates as far as the house of Mr. Bayne ; we do not go beyond Mile-end Old Town.

806. Can you state the distance from Mr. Bayne's house to Whitechapel church ?—Mr. *Beek*.) No, I cannot ; perhaps two miles.

807. On which two miles there is only a line of sewers of about 600 feet ?—There are sewers crossing ; there is a sewer crossing Mile-end road, by Stepney-green ; another sewer crosses at the turnpike, and a third at Fieldgate-street.

808. Do the sewers to which you have already alluded, as formed by the Commissioners of the turnpike-road, fall into those that cross the line ?—Yes.

809. But they run parallel to the road ?—Yes ; they were formerly the old ditches that drained the road.



810. Those sewers you allude to are underground drains to carry off the water, instead of the old ditches?—Yes.

811. Then they cannot be fit drains for the drainage of the houses of the inhabitants?—Certainly not; as a principle, I think, sewers should be laid in, in all the great public thoroughfares, which would enable the owners of property in the small streets to build collateral sewers, for the purpose of effectually draining their houses; that is the system the Commissioners are acting upon, and they are coming to that result as fast as their funds will enable them.

812. Are you aware of the depth of those drains formed by the Commissioners of the turnpike road?—No.

813. What is the size of your large barrel drains?—The larger size sewers, four feet six by three feet; and the smaller size, four feet by two feet six.

814. What is the reason that the parish of Bow is excluded from any liability to the rates?—I do not know.

815. What is the state of the Great Commercial-road as regards sewers?—There is no sewer running directly along it; but there are sewers crossing it with which the parties might communicate.

816. Do the majority of the occupiers of houses on the line of the Commercial-road communicate with those sewers?—Many of them do not.

817. And there is no sewer that runs parallel with the line of that road?—No.

818. Has not the court received application from many proprietors on that line of road, complaining of the want of communication at present?—No, they have not. It will appear, upon looking at this plan, as if there were not any sewers between the Commercial-road and the London Docks; that property belongs to Colonel Jackson and others, and is full of sewers of their making, but which the Commissioners have never taken to. The plan does not show all the sewers in the Tower Hamlets Division, but only those that we call the public sewers.

819. Those houses drained by private sewers, made by individuals, are equally liable to the assessment?—Yes.

820. Because they communicate eventually with your sewers?—Yes; and without our sewers they would be useless.

821. But these persons you rate who have no sewers at all?—Yes; but they derive considerable benefit from the surface drainage; they could not get to their houses if the sewers did not exist.

822. Does this plan show in any way at what levels the sewers discharge into the Thames?—No; merely the outlets.

823. How many openings have you?—I believe there are 14, varying from 12 to 16 feet below high-water mark.

824. It does not show the levels?—No.

825. Are you compelled to allow the drains of the road trustees to have access into your's?—The Commissioners never refuse, upon proper applications being made.

826. Is it by agreement, or are you compellable under the Act to receive the refuse from the sewers of the road trustees?—I think it is under the Act; but we never refuse it.

Lieut.-Colonel *John Castle Gant*, called in; and Examined.

827. YOU are Chairman of the Tower Hamlets commission?—Yes.

828. How long have you been chairman?—About five years.

829. You have heard the examination of the two gentlemen who have been put in connexion with your trust, and upon matters of detail we will not trouble you; but we should like to have the benefit of your experience in pointing out any improvements in the law as it now stands, that you might think desirable?—That is a very wide field to go into.

830. You are also one of the Commissioners of the Holborn and Finsbury Division?—I am one of the committee of that division.

831. You have had an opportunity therefore of seeing the manner in which the local Acts obtained for that division, operate upon the rate-payers and upon general business of the court?—I have.

832. Do you not think it would be desirable, as to your commission and the general law of sewers, that many of the regulations as to the mode of making the assessment, as to the power of remitting rates for unoccupied houses, as to the publicity

Mr. *James Beck*.

21 March 1834.

Lieut.-Colonel  
*John Castle Gant*.  
Mr. *J. W. Unwin*.



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publicity of the accounts, and all those other arrangements which are accomplished by these Acts of Parliament, should be introduced into your commission, and form part of the general law?—As far as my experience as to the local Acts goes, I should say, in many respects, they are defective and difficult to act upon, probably as difficult as it is to act under the first law of Henry 8; and the reason why I think it difficult to act under them is, that where those Acts are not sufficiently explicit, or do not give sufficient power, then the Commissioners are obliged to fall back upon the old law, so that the old law and those Acts are mixed up together, and I question whether it is not quite as easy to act under the old law as under those local Acts, unless they were more explicit than they are.

833. What are the defects of the local Act to which you more particularly allude in your answer?—That I am not quite prepared to give the details of at this moment, but I have felt difficulties sitting there in disposing of matters which I think I could have disposed of under the old Act.

834. The defect is, it is not sufficiently clear?—No, it is not; it does not embrace all the powers necessary to be embraced. In the obtaining of that Act of Parliament much opposition took place by the different parishes while that Bill was in Parliament, and many of the provisions the Commissioners wished to introduce were struck out, and it is not, therefore, as comprehensive a law as it should be, if intended to supersede the old law.

835. Could you state what parts were omitted?—No, I could not do that without looking at it more particularly. There is one point I would mention, and that is with respect to the complaints and representations of the want of sewers in populous and leading streets; the difficulty the Commissioners feel under the old law is, that the main or leading sewer can only be brought up, and, by crossing the principal streets, enable the persons who feel themselves aggrieved for want of sewage to make communications: the sewers so brought we call outlets, and we look to the parties to make those communications themselves, considering the rates we levy to be only for the purpose of cleansing and keeping in repair the existing sewers or outlets so brought up.

836. Have you in many instances built new sewers?—Bringing up those outlets only.

837. You do not call that a new line of sewers?—No, in bringing up those two sewers to Bethnal-green-road, we were asked by the inhabitants to make them a sewer along the whole line of road, which would appear probably a very reasonable request; but if we had done it for them, we must have done it for White-chapel-road and Mile-end-road; we said, we will bring you up two outlets, and we did so, dividing Bethnal-green-road in two equal portions; but we said, we could do no more for them; we did not consider that, out of the general fund which is raised to cleanse and keep in repair the existing sewers, we could make them a new sewer all along the line of the Bethnal-green-road, unless they petitioned the Board, and then if a new sewer were thought necessary, a separate rate must be made to defray the expenses. So with respect to the Mile-end-road, an application was made by two gentlemen, who are on our committee, and also on the house committee of the London Hospital; they said it would be very desirable for the hospital and the people on the road to have a sewer along the whole line of road; we said we saw the propriety of it, but could not do it out of the general fund, and then we asked whether the London Hospital would pay for that part of the line in the front of the hospital, and they gave us reason to suppose that they would; but we have heard no more of it. I mention this to show the disposition of the Commissioners to increase the sewage as much as possible, and both the commissions to which I belong would be very happy that any alteration should be made by which the public might obtain larger benefits than they can under existing circumstances.

838. In the instances in which you declined interfering, was not it from want of funds?—It was because we did not consider we could apply funds, which are for the purpose of cleansing and keeping in repair the existing sewers, to the benefit of individual places or localities.

839. But you appear occasionally, by the evidence of the clerk, to have employed those funds in building new sewers?—Bringing up outlets only.

840. Do you call the Ratcliff Highway sewer bringing up an outlet?—There was a special rate made there, upon the district benefited, independent of the other rates; it was considered a new work. The rates now in existence, are made on the



the different Levels, some at 6 *d.*, some at 9 *d.*, some at 1 *s.*; according to the extent of the expense of cleansing and keeping in repair the sewers in those different Levels.

841. The rate is not a uniform rate?—No, the Spitalfields Level is a very large Level, in which there are a great number of sewers, and when it was taken into account what the rate should be to keep them in repair and cleanse them, it was put at 9 *d.*; Limehouse, 1 *s.*; Upper Limehouse, 6 *d.*; Nightingale-lane, 6 *d.*; Tower-hill, 6 *d.*; Lower Wapping, 1 *s.*; and Hermitage-street, 9 *d.*, and therefore it will appear evident to the Committee that the rates so made, contemplated that works in proportion to the money raised, were likely to accrue for cleansing the sewers in the several Levels to a greater or less extent, according to the amount so raised.

842. You calculate your rate according to what you conceive to be the average expense of cleansing and repairing, and not to include any new works?—Certainly not; except extending an outlet, that we call amending the drainage, and not making a new sewer, it is bringing up the old sewer.

843. When you extend an outlet, do you limit it to any particular district?—No, we bring it up as far we think there is a necessity for that outlet, in order that the parties may have the convenience of communicating with it.

844. In point of fact, the Committee have understood from the clerk of the commission, that although you would not consider yourselves authorized to lay out money levied to maintain the sewer to form a new sewer, yet you conceive you have a power to form a new line of sewers if advisable, and to raise a rate in proportion?—Yes, certainly, as was done in the case of the Ratcliff sewer.

845. In making the rates what do you assess?—All persons who have property of any description within the Level.

846. Do you rate the occupiers?—The owners or occupiers.

847. Which do you rate?—Both; frequently both; if we can get at the name of the owner we put the owner in, if not, the occupier.

848. Do you put both in?—Yes, there are two columns.

849. From whom does the collector collect the rate?—From the occupier; but the landlord is liable, because, unless there is an agreement existing between the landlord and tenant, the landlord is bound to take the receipt as money.

850. Under what law?—The law of the land.

851. That is your construction?—It is a landlord's tax, there is no question about it.

852. But you sometimes enforce that tax upon the tenant occasionally?—We come upon the premises, it is a tax upon the premises.

853. To be levied upon distress?—Yes.

854. You can recover it only from the owner by distraining upon the premises?—I apprehend we could go to the owner's premises and distrain upon his premises, if he were charged, and his name appeared on the rate.

855. Suppose the tenant refused to satisfy the demand, and says, it is his landlord's demand, and refers you to his landlord, residing in an adjoining house or street, should you enforce your demand upon the landlord?—I think we could.

856. Must you come upon the tenant in the first instance?—That is a question of law; I should not of course like to give an opinion upon beyond what I believe to be the practice, it may be an erroneous practice.

857. Supposing there are arrears of sewer's rates against a house, do you come upon the in-coming tenant for those arrears?—We come upon the premises.

858. And enforce the demand?—Yes; and we conceive it is no hardship, because the tenant can tender it as money.

859. Do the rates accumulate against a house when untenanted?—It is a rate for several years, and therefore there is no accumulation.

860. Suppose a house is unoccupied for six years?—The house is equally liable.

861. You would enforce it against the person who next occupied it?—Yes; the Committee of course do not mean two rates.

862. Yes, one or more?—No, we never go back two rates.

863. Suppose seven years, that might comprehend three of your rates; if a house was afterwards tenanted, who should you apply to?—I think we should be entitled to apply for the three rates; but no such case has ever occurred to my knowledge.

864. Suppose you go to the occupier, and there is no distress, do you go to the owner residing in another place?—We never have done it.

865. You have no power of remitting the rates when premises are unoccupied?—I think not.



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866. Under the Holborn and Finsbury division they have that power?—Yes.

867. Do you not think it an improvement?—I think it an extremely hard case that a man should pay for premises unoccupied, and I could give several instances where parties have appealed, and we have said we could not relieve them, though the house has been unoccupied; I believe it is done in the land-tax; the Commissioners of the Land-tax remit in the case of empty houses, but I doubt whether they have any right to do it.

868. Supposing the occupier who is rated to go away, have you, under the law or practice, any power to substitute the name of any occupier for the occupier originally rated?—We go upon the premises.

869. You can only go upon the premises by the name of the person whose name appears upon your assessment, because the warrant of distress is against that person?—The clerk brings to my recollection a case exactly in point.—(Mr. Unwin.) It is a case very well known; Rook's case, the 5th Lord Coke's Reports, p. 99. An individual was there rated; subsequently another occupier came in; that occupier had the rate demanded of him, and he was distrained upon, and the rate was received. He brought his action against the Commissioners and officer. His ground of objection was, that he was not named in the rate, was not the party interested, nor the occupier at the time the rate was made. The answer was, that he was the assignee under that person; that the tax was a lien upon the land, and that he could not be a stranger, because he had taken the land *cum onere*, and therefore he was liable, and the verdict went against him.—(Col. Gant.) Being a tax upon the premises as well as upon the person.

870. As a fact, have you ever known an instance where there has been no distress upon the premises you have claimed the rate and received it of the owner of the premises residing at another place?—(Mr. Unwin.) I have no doubt that we have, but I should like to make inquiry; I have no doubt it is so.

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*Mercurii, 23<sup>o</sup> die Aprilis, 1834.*

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## HENRY GEORGE WARD, ESQUIRE, IN THE CHAIR.

Mr. Peter Fuller, called in; and Examined.

Mr. Peter Fuller.

23 April 1834.

871. ARE you one of the gentlemen who signed a petition which was presented to the House, on the subject of sewers?—Yes, I am.

872. Have you long taken an interest in the effect produced by the sewers, on the public health?—I have, certainly.

873. Have you looked peculiarly into that part of the subject?—Yes, for some years.

874. Will you be so good as to state to the Committee the result of your observations on the present system of sewage?—I will state, that for some years before I made any precise examination, I had an impression on my mind, first of all, of the nuisance of the thing, and then of the deleterious qualities; for some years no feasible mode of obviating this passed through my mind that was easy of accomplishment, and the thing comparatively dropped until about four years ago, when a fact took place which induced me to look over all my former investigations, and to redouble my anxiety for devising some method that should effectually put an end to it. This was a case that happened at Clapham, not in a sewer but in a cesspool, a sewer being, to a certain degree, when enclosed, comparable to a cesspool, inasmuch as the matter remaining in a sewer becomes decomposed in the same way it does in a cesspool, and the same gases are given out. The case that I am about to mention, was one at Clapham; a gentleman wanted to enlarge his house in a certain direction, and in order to do this, in digging the foundation he came on an old cesspool, and prior to building upon it of course it was emptied, and being considered very excellent manure it was spread over his garden; he kept a school, and he had a family of his own, the school children were permitted, if I may use the expression, to play in the play-ground, as upon *this* table, and his own children had access to the garden, which I may represent by *that* table, so as to walk in the walks between the beds on which this material was laid out; within 24 hours every individual was taken ill with cholera; of those who had the privilege of going near to the mass, two of them died, the others recovered with some difficulty. This struck



struck me, and called to my mind all I had thought and done about the sewers before, and I began to look over my own notes of cases, with regard to diseases, and I found a sort of verification of it in a great measure beyond what I anticipated. I found that in those cases of severe typhus that I had seen, eight-tenths of them were in houses either untrapped from the sewers, or being trapped, were situated opposite to a gully-hole. I do not mean to urge too strongly from these premises, that they are the direct cause and effect, that being for a certain length of time opposite, will to a certainty produce typhus fever; but if it does not stand in the ratio of cause and effect, it is a very curious coincidence. This induced me to turn the whole matter over and over again in my mind, so as to find a remedy, and which I think I am able to produce, and have proposed. I have also noticed, with regard to diseases of patients having wounds, living in houses so situated, that they are more liable to erysipelas than patients under other circumstances; that in some of these cases the same parties have subsequently required a better state of health on removal from such situations. As a general practitioner, as surgeon and apothecary, I am in the habit of attending whole families of gentlemen, and therefore I keep in view for many years together the same patients, and in one or two cases I have known families living opposite those gully-holes, where the servants were continually getting typhus fever, some more severe, some less severe. There was one, in particular, where the house was changed, not on that account, but because the daughters having married, and the house having become larger than the lady, who was a widow, wanted to occupy, she removed into a smaller house, and that smaller house happened to be very far removed from one of these gully-holes, and the same servants that before under every illness began to show typhus symptoms, immediately left off having that fever; and I can certainly say, for the last two years, that in that house I have not had to pay the same servants one visit for fifty that I paid them before.

875. Do you speak of the same individual servants?—The same individual servants; they are still living in the same family, and still enjoying good health. I know the case of a physician, who is now very ill, who lived some time ago opposite one of those gully-holes, and his footman slept below, and in one twelvemonth he had three of them successively left him with typhus fever: so far I should say with regard to my own experience. There was one case, I remember, a good many years ago, before this happened, in which a case of typhus fever happened to a lady related to a family of rank in this town, who was living in a house in a square; and I remember the late Dr. Armstrong having with me a conversation about this typhus fever case. Dr. Armstrong was of opinion the typhus fever was a fever of malaria: he first of all began by favouring the doctrine of infection in typhus fever, and finished with being convinced on the other side in his own mind, that it was malaria. And I had a conversation with him about this case, and he could not explain how this person could be exposed to malaria, nor could I explain it; but since entering further into this investigation, I went to the locality to ascertain, and opposite the street-door of that house is a gully-hole. So far that goes as to my own experience; then when we go farther, and look at the effect of effluvia from neglected drains, and every sewer must to a certain extent be a neglected drain, because, suppose it is cleansed this week, or clean it as often as in fairness you can expect it to be cleaned, it is in a progress of neglect; that is to say, it is in a progress of accumulation. Now, let any gentleman of the Committee go to any country village, or any country town in the whole three kingdoms, and let him ask the medical men of that town or that village where he meets with typhus fever, and he will be told on the bourne and back lanes, where the outlet of the drain is; and I think that without straining the point at all, that it is clear that they do exist as cause and effect, even in the best situations. In Hastings, where there is a town exposed to the sea breezes, they have a bourne in which the drains of the town empty themselves; and I have repeatedly, of late years, asked the medical men of that town, “Have you any fever?” The answer is, “Only about the bourne, there we always have it twice a year; we have always typhus fever twice a year about the bourne;” that is, where the drains of the town empty themselves. Perhaps I have said sufficient to prove the conviction on my mind, and I hope not an unfair conviction, that as far as my experience goes, that the effluvia from drains are unwholesome. Now I beg leave to address myself theoretically to it, for one or two minutes. What are the offensive gases that are evolved under those circumstances? They are the different forms of carburetted hydrogen and sulphuretted hydrogen; there are other combinations, such as sulphurate of carbon, besides the miasmata arising from decaying

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caying animal and vegetable substances, and others, in minute quantities, that are noxious also; but those are the two principal gases that emanate from drains of all kinds. Carburetted hydrogen, you may be told, you can breathe either pure or mixed, and so in one sense of the word you can, that is to say, it does not produce asphyxia, that is, it is received into the lungs and it is thrown out again from the lungs; but even in mixture, if it is so breathed, frequently the change that is necessary for life in the blood does not take place; black blood is circulated through the arteries, and death ensues. If only breathed for a certain time, it may be renewed, but it debilitates in mixture; it has been used as a remedy, because I do not want to blank any particle of truth with regard to what may or not be done with it; it has been used as a remedy for the purpose of lowering the circulation and of debilitating the powers of life, and therefore if as a cautious remedy it produces debility of the powers of life, *ergo*, to be always breathing a compound of this sort, must produce a debilitated state of constitution. And what is our evidence with regard to the constitution of Londoners compared with country people. That they do not bear bleeding in the way that country people do; that many diseases that are cured by bleeding in the country, immediately require bark and stimulants in London; that compound fractures do not unite and heal in the air of London as they do in the country, showing a want of power and energy in the constitution. Now, with regard to sulphuretted hydrogen, that is a much more deadly thing. One portion mixed with 1,500 portions of atmospheric air, will kill a bird; one portion mixed with 800 portions of atmospheric air, will kill a dog; and one portion mixed with 250 portions of atmospheric air, will kill a horse. These, I own, are from authorities, not from my own experiments; because as they have been repeated in this country, and published without any refutation of them in any way, I take it we may depend on the authority, and we should not repeat that sort of experiment for curiosity's sake. They are so considered by all the principal authorities of the country on that subject, that sulphuretted hydrogen does produce destruction to life in that proportion, and therefore in any minute portion it must be inimical to health; and theoretically, as well as from experience, I assert most positively, that the effluvia from the sewers must be prejudicial to health.

876. As regards the country villages, you speak not from your own observation, but from testimony received from medical gentlemen in the neighbourhood, do you not?—Undoubtedly.

877. As regards London, you speak in a degree from your own observation, with other information, do you not?—Yes.

878. Has any mode of obviating this deleterious effect of sewers presented itself to your mind?—Yes. I had long conceived a plan in my mind I thought would be answerable; but I was given to understand I had a mountain to cross, that there was an obstacle in the Commissioners of Sewers; that frightened me, I own; for a long time I kept it *in petto*; but two years ago, when the cholera came on, when all those publications from the committees on cholera for cleansing sewers, for doing away offensive smells, were resounded, and the opinions of medical men were published from one end of the country to the other, of the beneficial nature of cleansing the sewers and keeping the effluvia from them, and having the advantage of their testimony in favour of the destructive power of the emanations from sewers, I thought I had an opportunity of overcoming any difficulty that might be raised with regard to the adoption of my plan, that might answer the purpose of keeping the town clear. I considered that to do this would require two things: first, that the gases should not escape into the street; and secondly, being shut up, that a mode of getting rid of it should be devised; I therefore did go to the Commissioners of Sewers, or rather I should say, to their office, and asked to submit to them a plan for that purpose. I never saw the Commissioners, or any number of them as a body: the persons that I saw were the clerk, the surveyor and the chairman.

879. Was that of the Westminster sewers?—Yes, those were the parties belonging to the district in which I resided. I had different interviews with the clerk and the surveyor, and I saw the chairman. I pointed out my plan, and when I saw the surveyor, the moment I mentioned a trap, he said “sir, we have had 50 traps offered to us; but if we confine the gas below, it will be unsafe for the workmen; and here am I, already wounded by an explosion of gas in the sewers.” I said, “excuse me, but my plan is twofold,” and I stated to him the plan, which is this: there are several main sewers, all of which end at the Thames, proceeding  
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more or less from the north, from which several sewers branch laterally. Then my proposal was, that on every main sewer, or somewhere connected with it, a room should be obtained by the Commissioners, in which a furnace communicating with a tall chimney on one side, and by a large drain, with the main sewer on the other, so that this fire being enclosed, the chimney should not receive air any where but from the sewer; the sewer being closed by a trap at either end, in that sort of way that the water could come in, but air would not; air would only be supplied down the gully-holes. Then, supposing that the number of gully-holes on any one line of sewer were too great a surface to supply that chimney, that a current should not set down every gully-hole, it was proposed those on the highest ground should be trapped; and I showed a model of a trap at the office. They mentioned to me that no trap had been shown to them but what would either freeze in winter, and choak up with sand and mud at other seasons. I showed them my model, and the surveyor stated it was the most feasible one he had seen; having explained my views to them, of course I took my leave. Some time afterwards a communication was made to me from the surveyor of our own parish, St. George's, Hanover-square, to say that he was to inform me, but on what exact authority he would not tell me, that the Commissioners of Sewers would not have anything to do with a private individual, but any communication from the parish would be attended to. The first point, therefore, in my mind was, to ascertain whether or not the predictions of the surveyor of the sewers, with regard to the stopping or failure of these traps, could be verified by experience; whether the traps I had proposed would, in point of fact, answer the purposes for which they were proposed, because it did not appear to me of so much consequence that the thing should be done that year, as that the thing should be put in a train of being accomplished, it being so great an object. I therefore pointed out this view to the parish; and the gentlemen who met in the vestry said that they felt they could not spend the parish money on any trial; if they asked the Commissioners to do this, and the Commissioners said yes, they did not feel they had any authority to spend the parish money about it. I said, "very well, gentlemen, I suppose you are quite right there; I will enter into an undertaking with you to do it at my own expense, to a limited extent in any part that the surveyor of the sewers will say he thinks it will fail; the worst part that he can point out, I will try it;" and moreover, in that undertaking, I engaged to replace the things in *statu quo* if they failed. I entered into that undertaking, and as I was given to understand, the parish sent their bond with a copy of the request to the Commissioners. Some time elapsed, and I heard nothing of it, and in fact I thought the thing was so simple, and as I heard nothing to the contrary, I began to make inquiries as to getting these traps cast, when one morning the parish surveyor brought me the model back, with a verbal message, which was, that "whether it would answer or not, it should not be tried; the Commissioners had made up their minds that the stink should not be kept down."

880. Was a message delivered to you in those terms?—Those are as near as possible the words that were delivered to me, with the model; the model was at the sewers'-office, and therefore it is clear the person who brought the message got the model from the sewers'-office, and must have had a communication with them.

881. The person who brought the model and the message, was the surveyor of sewers?—He was the surveyor of the parish of St. George's, not of the sewers.

882. Was he the surveyor of pavements?—The surveyor of pavements. Having received that message, I felt the Sewers Commissioners door was, at all events, closed against me. I therefore consulted some of my medical friends, and they concurred with me that the only thing to do, conceiving that we were right, and conceiving that the thing itself was of paramount interest to this metropolis, was to make respectful application to Parliament, and that is the foundation of that petition that the Chairman of this Committee presented to the House.

883. Are you convinced in your own mind that these traps could be adopted with the most perfect safety, if accompanied by some method of purifying the current of the air in the sewers?—They cannot be adopted, nor no trap can be safely adopted, unless you make escape for the noxious gases, that is quite clear; it is provided for by the furnace and the chimney mentioned before. Since that I have been making experiments with regard to the velocity of air moving up chimnies at certain temperatures, and I found from repeated experiment that we may ensure a velocity, in a chimney from 60 to 70 feet high, of 25 feet in a second; therefore, if the chimney is of two feet diameter, which is an ordinary steam-engine chimney, that is, the chimney shall be a surface of four square feet, there will be



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100 cubic feet in a second of air come out of that chimney, that must come out of the sewer; now if we take 100 a second, and as that is  $4 \times 25$ , and as there are 3,600 seconds in an hour, we shall have 360,000 cubic feet in an hour, and we will say the average size of a sewer is six feet by five above the water, containing a surface of 30 square feet, and if therefore we allow for friction, we have a motion of three feet in a second in the main sewer; consequently, in one hour in two miles of sewer, of six feet by five, the air will be totally changed by the fire.

884. The fire would have the effect of entirely destroying the noxious properties of the gas, would it not?—In a great measure; whether all the hydrogen would be thoroughly destroyed would depend on the temperature of the fire; a quick fire which burns clear and lasts long, is hot enough within a foot or two to inflame hydrogen, therefore it would be totally destroyed; a new compound will be formed, water and carbonic acid, and the thing is innoxious and harmless.

885. And in the opinion of those scientific gentlemen you have consulted, this current of air would be supported throughout the whole line of the sewer, at a comparative small expense by means of this furnace?—There is no question about it; the only calculation that becomes of any moment is retardation by friction; now air has not a great deal of friction, if it were 20 miles long, there would be more friction, and the motion in the main sewer would be so much slower; but as it is not even proposed here that the motion in the main sewer should be above three feet in a second, which is scarcely any friction in air of that velocity, the friction increases with the velocity.

886. What length of sewer do you estimate one chimney and furnace could purify?—I should say any length of sewer that can by possibility be required to be purified; because, as I have shown here by figures, that the air of two miles of main sewer would be changed in one hour, it is quite clear that that is a greater change than ever would be called for, because, if the noxious exhalations in every sewer were to exhale so much in every hour as to fill up the sewer, the town would be miserably bad indeed; we should live in a pestilence. Therefore it is quite clear, in the largest sewer, one fire of those dimensions is sufficient. On some of the smaller sewers, that only reach three-quarters of a mile or so, as I believe many of the sewers do not towards Temple-bar, and that part of the town that does not extend very far north, a smaller fire would be sufficient to change the air. I have spoken to a vast variety of scientific people about it, and the only difference I have yet found in them is this, some thinking that no traps will be wanted when you have established that current to the chimney, others thinking it will be necessary to trap part of them.

887. This impure air in the sewer is specifically lighter than the atmospheric air, is it not?—Yes; carburetted hydrogen is much lighter, there is a vast variety in gravity of carburetted hydrogen; sulphuretted hydrogen is heavier rather than the air; but there is a current, by the pressure of the atmosphere at the ends of the sewers, setting up the sewers, and it is a matter of fact and experience that air coming out of the sewers is composed of those gases. I have taken the velocities of a great many sewers, by untrapping the drains in private houses, and then I have found the velocity to vary from six to ten feet in a second, and that that air is composed of carburetted hydrogen, sulphuric hydrogen and atmospheric air mixed; but there is a law with regard to gases that is different from other fluids. Gases are fluids whose particles not merely do not touch, but are very far apart; and there are spaces between the particle of gas as you may say between my fingers, and the pressure of one gas will force the other up between its particles, so much so, that if you put the lightest gas on the top of this room, and the heaviest gas at the bottom, in the course of a few hours they will be mixed; that is to say, the interstices of the light gas will be filled by the particles of the other. The two heaviest gases that we know are carbonic acid and chlorine; carbonic acid is 50 per cent. heavier than atmospheric air; go to the top of Mont Blanc, and you still find carbonic acid in it. Take chlorine, and produce it at the bottom of the room, and by mixing manganese, salt and sulphuric acid in a basin on the floor, and within five minutes every corner of this room, to the ceiling, will be occupied powerfully by chlorine, although it is almost the heaviest gas we know. That is a fact only of late years clearly ascertained, and it is now called the *penetrativeness* of gases, a power by which they penetrate each other; that being so, as a current sets up from the sewer into the houses and into the streets, the whole of the noxious gases must rise also.

888. Suppose you have the sewer open at each end, so as to be affected by the atmospheric air, do you not admit the effluvia out just in the same way as you let

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the atmospheric air in?—To a certain degree you do ; but the object in closing the ends in my proposal, is to make certain that the air should go through the gully-hole, to be driven along the sewer, and out at the fire ; whereas if you were to leave the embouchures open, the volume of air being so much greater than the demand for it, part of it, unless they were trapped, would rush up these gully-holes.

889. Do you propose that the embouchures of sewers should be closed or opened?—Closed.

890. How do you get that pressure of atmospheric air?—Through the gully-holes.

891. Where are the gully-holes?—In the streets ; and they do still exist.

892. Are the gully-holes along the superficial surface?—Yes.

893. Are you giving up the idea of trapping gully-holes under this supposition?—So far as this, that if a fire demands, for instance 100 cubic feet a second, and the sewer is so many miles long, if there shall be 400 or 500 gratings, or, as they are technically called, “gully-holes ;” the only fear is that the quantity being greater than the demand, part of them would still throw up noxious effluvia ; if they did they must be trapped, so as to reduce the supply down the other gully-holes to a sufficient quantity to keep up the regular motion in the air of the sewers towards the fire.

894. How do you establish there will not be just as great a tendency in the impure air to ascend through the gully-holes, as there is to ascend through the furnace and chimney which you propose to take it off by?—It is the difference of the specific gravity of the air, which in the chimney is so great, that the demand must be upwards. All sewers have a natural tendency to decline towards the river ; therefore this point is lowest—[describing]—representing this as a rough section. Here the air becomes heated by the fire and rarified, and as such an impulse to rise is given to it ; and we find experimentally that this will rise at the rate of 25 feet in a second against the pressure of the atmosphere, and therefore against the pressure of the atmosphere at the top of the chimney, the air will go out at 25 feet in a second ; it therefore must be supplied from the bottom. Then the pressure at the bottom is of course greater by the difference of altitude, even supposing the gravities were the same that it is at the top ; therefore the current will set down all the gully-holes to supply that chimney ; but the only question is, that supposing these are too numerous to supply that chimney, that part of these must be stopped up that are nearest the chimney, so that the air shall come in at the further extremity, and the current of the air setting down these, the noxious effluvia cannot come up, because it is all carried along up the chimney. I am satisfied that the more this is investigated by those who are more capable of pointing out the laws of fluids than I can, will prove it to a greater conviction to the minds of the Committee. But there is another reason why, beside the gully-holes in the street, that this current should be made to set up a chimney in this way. I have explained to this Committee that I have ascertained that a current sets into the houses at the rate of from six to ten feet in a second ; that is through the drains of the houses ; our drains are all trapped ; they have a covering by which they cannot escape ; in the poor houses this is left open. The sink is a stone with five holes in it, or some such thing as that. A circumstance took place some time ago in the neighbourhood of St. James's-square, which shows the necessity of establishing, independent of the gully-holes and for other reasons, this current up the chimney : in a house belonging to a tradesman in which he did not use gas, he covered over his back area, and inclosed it so as to be air-tight ; the consequence was that this current setting that way, brought with it such a quantity of carburetted hydrogen, that it exploded, and the person's life was very nearly lost.

895. Explain what you mean by a tidal current?—I mean that any current that is uniformly flowing one way may be called a tidal current.

896. Does what you express mean merely a draught of air?—Yes, an established current of air.

897. Did this accident occur in consequence of gas being forced up from the sewers into the dwelling house of this man?—Exactly.

898. There being no trap?—Yes.

899. Then are you of opinion if this particular means of escape through the furnace and the chimney was provided for, that there would be no tendency in the impure air to come up through the gully-holes, from whence the tidal current as you call it, takes its first origin?—Certainly.



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900. In how many instances have you ascertained there was an ascent of gas at the rate you have named?—I suppose about 20.

901. In different houses?—The rate varies according to the demand at the time in the house; possibly the state of the fires in the house.

902. According to the temperature of the house?—Yes, and the demand for air made by the chimnies.

903. Did you never find an instance in which there was a descending current?—Never, one.

904. There are instruments which enable you to affirm that without the fear of the possibility of a mistake?—Certainly; it is measured by an instrument to measure the velocity of the air, made on purpose.

905. Have those experiments been repeated by others beside yourself, to your knowledge?—That I do not know; I will not vouch for that. But I think it is so clearly an established thing, and it is so uniform, that there cannot be a doubt of it. I have tried it at 12 o'clock at night, when the fires were out, and there is no question that that is uniform.

906. Have you considered what would be the cost of constructing furnaces and flues of the description you have mentioned?—No; that I did not consider was in my department at all; but when I looked on the fact that one chimney would be sufficient for every main sewer, and that that main sewer occupied a very large space, and the rates were paid by a great number of people, it is quite clear the expense must be very trifling comparatively.

907. Would you propose erecting a very high chimney?—About 70 feet.

908. Are you aware of the cost?—I am not.

909. Are you aware there would be great practical difficulty in erecting the chimney on the spot where the sewer ends?—That is not necessary; I take it at the highest point, as near as possible, it may be on one side with a branch drain communicating from the sewer to the furnace.

910. Have you read of or heard of experiments made for the purpose of drawing currents of air through long tubes?—No.

911. Are you aware that those experiments have been made, and have signally failed?—I am not aware of that fact. There may be very good causes why they should fail in the case you allude to.

912. What are the causes to which you allude as causes why they should fail?—I cannot tell, unless I know the circumstances of the case; I cannot tell why an experiment fails unless I know what it is. The mere statement of its being drawn through long tubes is quite insufficient to allow of a reason being given why it should fail.

913. You have stated your reasons for supposing it would succeed in this instance?—Yes.

914. Have you consulted scientific men as to the probability of that success?—Certainly.

915. Mention whom?—I have consulted Dr. Farady; Mr. Brand, of the Royal Institution, Mr. Bramah, and the Rev. Mr. Walker, as a mathematician.

916. Have Messrs. Farady and Brand pronounced the principle as incontrovertible, and likely to succeed, without any chance of failure?—No; they did not say that it was anything like incontrovertible. Dr. Farady was very cautious; he said, possibly his opinion might be asked on such a thing, and he would rather decline saying much about it, but he certainly thought the thing was a proper thing to do. Mr. Brand also told me, that he thought the thing not only desirable, but very feasible.

917. Did you submit to Messrs. Brand and Farady any sort of plan of this chimney which you proposed to erect, and the means by which you proposed to create the current of air?—Certainly.

918. Did you ask their opinion as to the perfect certainty of success?—Merely as friends; I did not lay a case before them. I am acquainted with them both, and I told them the plan I had proposed, and Mr. Brand thought so well of it, that he asked to speak to me again on the subject; and so satisfied was he of the practicability of it, that he thought it might do without traps.

919. Do the Committee understand you to state, that Mr. Brand, or Mr. Farady, have give any very decided or well-considered opinion on the plan?—I should rather myself not give their opinion second-hand, because I may use expressions far too forcible. When friends are in conversation together, we do not tie them down  
by



by a cross-examination, and I might use expressions far too strong or too weak for their meaning; and I should be sorry to misrepresent the meaning of anybody.

920. Did you lay any plan accurately and in detail before Messrs. Faraday or Brand; and did you obtain from them any written opinion?—No: so far I will say what Mr. Brand stated. In my plan to Mr. Brand I stated my plan to be two-fold; the one was the chimney and the fire, and the other was the traps for all but a certain number of the gully-holes, and he said that he did not think that any traps would ever be necessary, that the current would set so far downwards instead of upwards, under those circumstances, that his impression then was that no traps might be necessary, and the traps might be all spared.

921. You would have to proportion the size of your furnace and flue to the quantity of gas to be drawn off?—Yes.

922. Have you any calculation to show the total quantity of gas formed in the great sewers of London?—Of the gas it is quite impossible.

923. You have stated that from each of these gully-holes there is at present a considerable escape of noxious effluvia; have you remarked any effects of that on particular shops or particular trades?—I am informed that in certain localities butchers cannot carry on their trade. In the parish of St. George, Hanover-square, one of the Paving Board told me that they were under the necessity of moving a gully-hole, which they were enabled to do by its situation, from the front of a shop at the corner of Mount-street, because the effluvia spoiled the meat; and I am also informed that in the Borough the same effect had taken place, with regard to spoiling the meat; and that the Commissioners then allowed of a plan of stopping up the smell to enable the butchers to carry on their trades.

924. In what trust did this take place?—It was in the Borough; I cannot precisely tell the locality, because that is matter of information; but I think that one of the witnesses the Committee may have to day, may supply the locality better than I can.

925. Have you followed up that idea by any observation of your own?—Not with regard to trade; I have not been able to follow that up. The fact is, I am a good deal occupied, and I have not been able to follow that point up. There is one thing to be said with regard to its effect on disease, a tendency to produce disease may exist, although it does not produce the disease itself positively and straightforward; many feverish colds, which are only so in some places, in others run on to typhoid symptoms.

926. In houses in the country, is not the drainage generally inferior to the drainage in London?—I cannot answer that question.

Dr. M<sup>r</sup>Leod, called in; and Examined.

927. IS your name attached to that petition that was presented to the House some time ago as to sewers?—Yes.

928. You were understood to be one of those gentlemen who have given a good deal of consideration to the subject of the effect of sewers on the public health?—Yes, on the general principle, that when the sewers are incomplete in any way, all the gases which are disengaged escape and produce an unfavourable effect on the public health. I have not paid particular attention as to the details of individual modes of constructing sewers.

929. But have you to the general effect of the sewers on the atmosphere of the town, and upon the health of the metropolis?—Yes, in so far as this, that I think there is in general a connexion to be traced between the imperfect state of the sewers in particular departments and in particular districts of the town, and the prevalence of certain classes of diseases.

930. To what class of diseases in particular, from your own practice, should you state that to apply?—In febrile diseases of the low typhoid character, and those stomach and bowel complaints which either are, or very much resemble cholera.

931. Have you had an opportunity lately of connecting those diseases with the want of sewage in particular localities?—Why, thus far, that as a general rule where disease is found to prevail, in some given localities, of the class I have mentioned, almost always something may be made out with respect to the state of the atmosphere, connected with the drains. There is very generally, for example, a perceptible disagreeable smell, and that smell may be traced as coming from some of those gratings, and it becomes more intense as you approach them, and in their immediate vicinity is very perceptible as coming from them.



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932. And the effect of this taint in the atmosphere you think uniformly to produce disease?—On the great scale it is; it is not so uniform that there may be no exception to it; but viewing it on that great scale it certainly has that tendency very strongly. For example, as physician to the dispensary in which I was some years ago, in that situation, where there were low and bad forms of fever, there was always imperfect drainage, always a bad smell, that occurred so frequently as to place them distinctly in the relation of cause and effect.

933. Can you mention any of these localities to the Committee, in which you observe this fever to prevail as connected with the sewers?—Why, one of the localities that I had a particular opportunity of visiting, from the situation of the dispensary, was in many of the narrow lanes and courts in the neighbourhood of the Strand, and stretching towards St. Giles's; then with regard to a different locality altogether, with regard to patients admitted into St. George's hospital, patients labouring under fever, and the class of bowel complaint I have alluded to, they generally come from some of the lower districts between the hospital and Chelsea, where the ground is flat, and where the drainage appears to be imperfect.

934. Have you anything beyond the general opinion as a practitioner to state to the Committee?—I have no particular facts to communicate.

935. Have any particular cases occurred, which appeared to you to give such connexion between a bad state of sewers and the disease, as to lead you to take a note of them with that view?—No, not to make notes of them.

936. Have you bestowed reflection on the mode of getting rid of the effluvia of sewers?—I have not.

*Dr. Hope, called in; and Examined.*

Dr. Hope.

937. ARE you a physician?—I am.

938. Did you sign that petition which was presented to the House some time ago on the subject of sewers?—Yes.

939. Have you paid any particular attention to the effect of sewers on the atmosphere and health of the metropolis?—My attention has been called a good deal to the subject of the connexion between disease and effluvia of one kind and another. I conceive in many instances it is connected with sewers, and also as connected with other causes, but which are really tantamount in fact.

940. Will you be so good as to state to the Committee any particular facts you are aware of, as connecting disease of the metropolis with the sewage or want of sewage?—My attention was in the first instance more particularly drawn to the subject at the first appearance of cholera in London; my position as physician to a large institution, the parochial infirmary of Marylebone, threw under my care a great number of cholera patients, and also as a member of the committee of the Cholera Board, I had an opportunity of becoming acquainted with the subject of cholera, its origin, and so forth, in the parish, and the information which we acquired was, that in most instances the cholera seemed to break out at the points either where there were some defects of the sewage, or some effluvia arising from other analogous causes.

941. Can you particularize some of them; did you make any note of the kind?—I must say, it scarcely came under my department to make notes of particulars, but such was the general fact. However, it is in my power to mention one instance; when cholera first appeared in the parish of St. Marylebone, it occurred within the walls of the institution to which I am physician, the infirmary; there was great difficulty of ascertaining what was the cause of it, but on examining the ground where the children, a number of girls play, it was found this ground was not only damp, being an inclosed area, paved, and constantly washed with descending rain, but there was likewise a grating opening within the play-ground; the play-ground not being very spacious, and encircled on all sides with high walls, it is probable there was an effluvia took place from that grating connected with the sewage, and I am inclined to ascribe the origin of cholera to that circumstance, in connection with the prevailing humidity.

942. Did you ascertain whether there was any smell or not?—That was not easily ascertained; there was a good deal of rain falling at the time, and I supposed that washed away a good deal of the scent.

943. If there had been effluvia, would it not have made itself perceptible?—  
Not



Not necessarily ; even the most contagious effluvia may exist, independent of scent.

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944. This grating formed a communication with the sewers, did it not?—So I was given to understand ; and there are several within the walls of the institution, which carry off all the water accumulated there.

945. How does that account for the prevalence of cholera in the Marylebone infirmary, when it was general throughout the country?—It appeared in that place first.

946. Do you mean first in the country?—First in the west-end of London ; it only existed in the vicinity of the river at that time ; it is a striking fact, that it appeared first in that particular locality, among a number of school girls.

947. Was that drain in the middle of the play-ground, connected in such a way with the main sewer, as that a particular great effluvia would be likely to come up from that?—That question I cannot answer ; as well as I recollect, it was a grating of about a foot square.

948. Are you aware, whether or not the cholera was prevalent ; or is there any other disease which is prevalent among those men who are employed either in constructing or cleansing the existing sewers?—That I am not aware of.

949. Did you ever hear that class of persons were more particularly affected by any disease?—I cannot say I have.

950. Do you ascribe the origin of the cholera to the effluvia coming from drains?—By no means ; certainly not ; I may mention further, that a great number of reports were sent into the Board of Health from various parts of the parish of Marylebone, stating the sewage was defective in such and such localities, that the disease existed there, and it was the opinion of those who complained, the two circumstances were connected.

951. In what respect did they state the sewage to be deficient?—As well as I recollect, it was this ; the persons who built houses did not put themselves to the expense of connecting their drains with the general drains, but they had always particular drains and cesspools.

952. The drain then you speak of in the school-house at Marylebone, was connected with the sewers, was it not?—So I was given to understand.

953. Have you paid any attention to the plan which has been suggested by Mr. Fuller, as a mode of purifying the atmosphere of the drains?—I can only speak there as to the general principle, which is of course correct and obvious ; but as to the practical application of it I cannot pretend to have any opinion, that being the department of a practical engineer and chemist.

954. Have you any other fact you are desirous of stating to the Committee?—No, the general principle is sufficiently familiar with medical men in dispensary practice, and I used constantly to observe the connexion between disease and effluvia, the bad state of the atmosphere.

955. Do you allude to effluvia from the sewers ; can you connect any particular disease, or any class of disease from effluvia, arising from defective sewage?—It was not my business to ascertain whether this effluvia originated on the surface of the ground, or was connected with the sewers ; my attention was not drawn to it ; but if there is a communication between the sewers and the external atmosphere, then the Committee have the *data* I am endeavouring to give ; from whatever cause the effluvia emanates, the effect is the same.

*J. S. Gaskoin, Esq.*, called in ; and Examined.

956. WHAT is your profession?—A surgeon.

*J. S. Gaskoin, Esq.*

957. Is your name attached to the petition that was presented regarding the sewers?—It is.

958. Have you turned your attention to the subject of the sewage?—To a certain extent.

959. Do you mean as connecting sewage with disease in the metropolis?—As connecting the products of the sewers with disease. What I have to state is in general terms as to the tendency of the product of sewers to the production of disease, and would be in corroboration of Dr. M'Leod's evidence. I should state the fact which occurred in the parish of Marylebone, where there was a defective sewage. Many years ago, when I attended the poor of that parish of that part which is east of the Edgware-road, which is now built over, and well supplied with sewers, it was at that time covered with mud huts, and so on, and



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there being no sewers, it was carried to one general receptacle, and there we had an enormous number of typhoid fevers; the same gas is evolved from that deposition as the sewers here; and I connected the one with the other, as a practical fact.

960. Do you consider carburetted hydrogen gas as likely to engender disease?—Carburetted hydrogen and sulphuretted gas are the two principal ones that are evolved.

961. What disease do you suppose them to produce?—That of the low typhoid kind.

962. Are you aware whether such diseases prevail in gas manufactories?—I am not aware of it.

963. Did you ever hear the gas-men were affected by such disease who are almost working in carburetted hydrogen?—I hear they cannot go on in the gas work for a certain number of hours, unless they are trained to it.

964. Might not that arise from the want of pure air?—I do not know. When the men struck the other day, I understood the men were unable to go on with their work more than a certain number of hours together, and they were obliged to get men from other places. They have almost entirely carburetted hydrogen in the gas manufactories.

965. Are you aware of any disease, or any class of disease, engendered by the working in an atmosphere of carburetted hydrogen?—Not of that alone.

966. Are you aware of any class of disease engendered by sulphuretted hydrogen?—I am not aware that I have met with that gas alone; the two are generally combined.

967. Are you aware of any disease, or any particular class of disease, to which men who work in coal mines are subject?—Not particularly; there we get another gas again, hydrogen.

968. What gas do you suppose to escape from the sewers which engenders the diseases that you allude to?—Principally sulphuretted hydrogen and carburetted hydrogen.

969. Are you aware that sulphuretted hydrogen is so noxious a gas as to produce any particular disease, and what kind of disease?—I do not conceive that a fair question. The question alludes to a single gas; but it is the compound of gas which emanates from decomposition of animal and vegetable matter, which is not a single gas, sulphuretted hydrogen or carburetted hydrogen; it is the peculiar compound of gas which produces it.

970. The compound which escapes from the sewers you conceive noxious to the public health?—Undoubtedly.

971. Can you state any practical illustration of that opinion?—The most practical is the one I have just alluded to, where these persons had no sewers at all in that part before it was built over, between the Edgeware-road and Lisson-grove, and more southerly even than that; the greater number of febrile diseases, typhoid diseases, brought to the infirmary, were from that situation.

972. Was that where there were no sewers?—Yes; the point to which I allude to, as laying a stress on in making that observation, is this; that the same gases are evolved from the sewer as were emitted from the stagnant collection of animal matter; the evolving of these peculiar gases produced the particular line of disease of which I speak.

973. Does not the sewer prevent stagnation?—It does not prevent the evolution of the gases.

974. Are you aware that in the principal sewers of London, there is a constant stream of water?—Certainly.

975. That being the case, can there be any quantity of animal matter remaining for any long time in a putrid state, likely therefore to evolve any injurious effluvia?—There is a constant current of putrid animal matter which is never passed.

976. Have you ascertained that from practical observation of what escapes from the gully-holes connected with the sewers?—Yes; the animal matter is always going in the stream, except perhaps at night-time.

977. When did you ascertain that, and how?—By merely passing; you smell it constantly as you go along the street.

978. Do you mean by the nose?—Yes, by the nose; it is very obvious; I do not know it from any practical observation, more than that of my general external senses.

979. The



979. The febrile diseases which you alluded to, have arisen rather from defective sewage, than the present state of sewers?—Yes. J. S. Gaskoin, Esq.

980. Are you aware of any district in London in which the sewers are in that imperfect state, so as to generate disease?—I am not aware of diseases being produced by the bad state of the sewers. 23 April 1834.

981. Are there any suggestions, or alterations or improvements you would suggest in the management of the sewage of London, with a view to prevent the injuries consequent or supposed to arise from the escape of noxious effluvia?—I think that suggested by Mr. Fuller seems to be the most rational that I have noticed; I have not given my attention to the construction of sewers.

The Rev. *William Henry Walker*, called in; and Examined.

982. WHAT are you?—A Clergyman, and Chaplain of St. George's Hospital.

983. We understand you had some facts connected with sewers, of which you were anxious to put the Committee in possession?—I signed the petition in favour of the plan recommended by Mr. Fuller, being satisfied that it would prove successful. I have very little to say on the subject, further than having examined the plan, and am convinced it would be successful, if adopted, taking for granted all that is said with regard to the sewers, and of the effluvia which they give forth, and the miasma that is emitted from them, and that they are the cause of disease; arguing *à priori*, I should conclude that to a certain extent, they are so.

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984. Have you any evidence on the point to offer to the Committee?—No evidence, further than having examined the plan, and approving of it, as very philosophical, and likely to answer the end proposed.

985. Have your pursuits and studies enabled you to form such an opinion?—I have been following philosophical pursuits the greater part of my life, at the University, and long since I have left it.

986. Can you form any opinion as to the size of the furnace or the diameter of a flue necessary to drain a given length of sewer?—I have heard Mr. Fuller make a statement, from a calculation, that a chimney of 70 feet high would take out air with a velocity of 25 feet a second; and I presume his statement there is correct.

987. Have you made experiments to verify that statement?—With regard to ascertaining the velocity of a current issuing from chimney flues, I have made a sufficient number of experiments to verify the theoretical results, and to show that they are sufficient for all practical purposes.

988. What are the theoretical results you have arrived at?—They agree nearly with the practical. For example, if I went to the top of a chimney and suspended a thermometer in it, and observed the temperature at which the air was issuing, likewise the temperature of the external atmosphere and the heat of the chimney, the theory will enable me from those elements to compute the linear velocity of efflux of the heated air, without reference to the diameter of the chimney.

989. Do you mean to state that the velocity of currents of air or of elastic fluids has no reference whatever to the diameter of the tube through which they may be passing?—The formula for computing the efflux of air through the chimney is altogether independent of the horizontal section of the chimney.

990. Are you understood to say your practical observations have confirmed those theoretical results?—Certainly. But the *temperature* of the issuing air will vary with the opening at the top of the chimney; for example, if that opening should be diminished, the thermometer which is hung on the chimney would exhibit a higher temperature, *cæteris paribus*. If you suspend a thermometer at the top of a chimney, its temperature would be lower if the aperture were large, than it would if it were small. The elements for computing the velocity are simply the temperature at which the air issues, the temperature of the external air, and the height of the chimney; calculating from those elements which are observed, and reducing them, I find practically (having constructed an instrument for measuring the velocity of currents,) the velocity that is given by the instrument agrees very nearly indeed with the theoretical result in most of those cases which I have tried.

991. Then can you not easily furnish the Committee with this information, that constructing a chimney of a certain height, with a furnace below of a certain size, the number of cubic feet of gas which would pass through that furnace in a given time?—Supposing a chimney was constructed about 80 feet high, and supposing the temperature of the issuing air was about 200, and the temperature of the exter-



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nal air 70, the velocity would be about 25 feet a second, and if the diameter of the chimney was two feet, it would carry out 100 cubic feet a second, which would in one hour completely cleanse out the air of a sewer of the dimensions of six feet by three, and upwards of three miles long.

992. Do you not apprehend the velocity of the current would diminish very greatly as you came to a greater distance from the chimney?—No doubt it would; but that would be remedied by regulating the admission in a proper proportion as you receded from the chimney.

993. Regulating the admission of fresh air, do you mean?—Yes; the object of this plan is to keep the sewers constantly supplied with fresh air. Supposing that all the gully-holes were the same size as that nearest to the chimney itself, the velocity would become less and less the more remote you get from the chimney.

994. Do you mean the velocity of the indraft?—Yes, as the chimney is carrying off air it must necessarily be supplied; the furnace has raised the temperature up to 200, the air so raised will ascend and go out of the top of the chimney, nearly at the rate of 25 feet a second, and the supposition then is, that the whole line of gully holes is to supply this chimney; the amount of opening in the gully-hole must at least be equal to the amount of opening at the top of the chimney.

995. Do you contemplate in this plan, instead of trapping up the gully-holes, making the gully-holes the vehicle for the supply of fresh air into the body of the sewer?—Exactly so.

996. And do you conceive the indraft of fresh air through the gully-holes will be sufficient to prevent the possibility of the exhalation from the sewer that now takes place?—Exactly so; the amount of opening by the gully-holes, on the line of the sewer, must be regulated by the dimensions of the chimney; when there is sufficient opening to supply the chimney *freely*, all the remaining gully-holes must be trapped.

997. In the neighbourhood of St. George's Hospital, are there any localities which are peculiarly subject to disease, from the want of sewage, or from too free a communication with the exhalation of the sewers?—I am not prepared to speak on that point.

998. Have you made any observations on that part of the subject?—I have not. I take for granted what is commonly said by persons who are better judges on that subject than I am, that the existence of atmospheric impurity arises from its being contaminated with what is discharged from the sewers.

Mr. Timothy Bramah, called in; and Examined.

Mr. T. Bramah.

999. ARE you an Engineer?—I am.

1000. Have you paid attention to this plan which Mr. Fuller has suggested to the Committee this morning?—I gave it consideration at the time Mr. Fuller proposed it to me, as of some interest to myself, because from the great inconvenience I felt when I lived at Pimlico, as much as 15 or 20 years ago, I happened to have two of these openings or gully-holes opposite my own house, and very frequently it was impossible to go to the balcony without the greatest possible inconvenience and annoyance. I did 15 or 20 years ago apply to Mr. John White, the only Commissioner I was acquainted with, to know if I might be allowed to put traps; he said he had no doubt of the possibility of it, that he was of opinion it would be a very excellent remedy for the objection. I find it every day in walking, as I daresay we all do, a very great inconvenience, to say the least of it.

1001. Are you speaking of the traps?—That was the first suggestion to my mind.

1002. There are two distinct ideas; the one is the possibility of trapping the sewers, so as to render them almost air tight; the other is the plan which has been gone into by Mr. Walker, of making the gullies merely a vehicle for admission of fresh air into the sewers; have you considered the second plan, with reference to the furnace?—I apprehend that, even with the erection of the furnace, you must necessarily trap the gullies, because, according to the idea that a Member of the Committee has thrown out, when you have as many gullies as would just furnish the quantity of air that is sufficient, you would not move the column of air in the sewer below that point; it would be therefore necessary to trap them all, unless they were reduced in size, and they would require to be reduced to different dimensions according to their distance from the furnace, so as to make the friction from the difference of tendency upwards to be equal at all distances from the furnace; but



but it would be best to trap them all, as the only practical method of obtaining the required result.

1003. Do you conceive it to be perfectly practical to combine a system of that sort?—I can conceive no philosophical difficulty about it whatever.

1004. Do you see any practical difficulty on a long line of sewers?—I do not, indeed.

1005. Have you considered the expense?—I have not given that a moment's consideration; I did not consider it to be a matter of importance; the object being once determined to be of importance to be established for the health of the inhabitants, I should say the concomitant expense must be incurred, be it more or be it less.

1006. With regard to the necessity: you say that you had for a long time two gully-holes immediately opposite your house?—I had.

1007. Will you state what was the practical inconvenience?—The practical inconvenience was the constant annoyance of the smell issuing from the gully-holes.

1008. Was there any illness connected with it?—I cannot decidedly trace illness to that source; but I think there can be no doubt whatever that where so many openings are made to the common sewer which we are all so careful to close in our houses, and that these are allowed to exude into the atmosphere, there is no question that they do deteriorate the atmosphere, and must produce bad effects on the constitution; but they may not be so sudden and so marked as to be immediately traced to that source.

1009. Do you still reside in the same house?—I do not.

1010. Did you give it up in consequence of this annoyance?—I cannot say so altogether; but I was very glad to get away, in consequence of that circumstance, after having applied and found there was not any opportunity of ameliorating the circumstance.

1011. And why was there not that opportunity?—I understood the subject had been before the Commissioners of Sewers, and that it was not encouraged.

1012. Did you make an official application to the Court of Commissioners?—I made no official application whatever, nor have I indeed considered the subject at all again, until I accidentally met with Mr. Fuller, about 12 or 18 months ago, at which time, he said he had a plan for improving the sewers, and begged I would come in and look at it. He then showed me the model of an air trap, which I understood at that time he had obtained liberty to put down at his own expense; but at a subsequent period, I believe that liberty was withdrawn by the Commissioners of Sewers.

1013. Do you conceive those traps which Mr. Fuller showed you a model of, to be well calculated to answer the ends intended?—I do.

1014. And without any danger to the sewage, and to the state of the sewer?—It would increase the danger to those that go into the sewers to repair them, unless the plan for ventilation were added. The people who repair the sewers are of course subject, as it is well known, to accidents, and to death, which I believe has ensued from breathing the bad air.

1015. Has not that principally arisen from the explosion of bad air?—To both causes; the explosion of carburetted hydrogen gas has taken place from drains repeatedly.

1016. Are you aware, during the time of the cholera, that there was not a single case of cholera occurred amongst the numerous individuals who were employed by the different trustees to cleanse the sewers at that time?—I have not heard of any, nor do I know what number of men were employed at that time, nor under what circumstances.

1017. Are not the accidents attributable principally to the explosions of gas from gas-pipes?—I apprehend there is a great deal of carburetted hydrogen gas constantly in the sewers; you can hardly pass any of the gully-holes but you occasionally smell it; I visited a house some time ago in St. James's parish, which had been nearly destroyed from that very circumstance, and two lives nearly lost: it arose from the escape of the carburetted hydrogen gas through the drain into the house; it blew up the whole of the ground floor, both stone and wood, and lifted one of the servants into the ceiling; there was an impression of the head forced between the joists; had it been otherwise, the skull must have been fractured.

1018. Do you think the operation of the furnace system would be to cleanse the sewers of all possibility of this accumulation of gas, as well as of the other noxious vapours?—I think that an improvement upon the simple insertion of the air traps;



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they have erected traps in the Borough, in consequence of the complaints of the people; I heard this at Mr. Newman's, who is the clerk of the butchers in the Borough; he stated in my presence, with another engineer, that some of the butchers had been obliged to make a matting of straw to lay over the gulley in the summer time, because they could not keep their meat sweet.

1019. Did you understand they had adopted these traps in consequence of the complaints of the butchers in the Borough principally?—I saw a model of a trap at Mr. Newman's, with a friend of mine, who was about undertaking the manufacturing of them, and who has since made them and fixed them, and at the time he stated the inconvenience was very great, insomuch that the butchers had applied to him, as already stated, on the subject. I recollect perfectly well his stating that they were obliged in the summer time to fill up the interstices of these gratings or gully-holes with matting of hay and straw; they were made sufficiently dense to keep down most of the gas, but not so close as to prevent surface drainage to percolate through it.

1020. Would not that leave the filth on the surface?—Solid matter would not pass in such case.

1021. Is there no animal matter on the surface of the roads?—There is very little, and that not in the putrid state in which it rises from the drains, otherwise we should not be able to walk the streets; some of these gully-holes are very offensive, as all persons must have found them. For myself, I frequently run by some of the very large openings, in consequence of the effluvia.

1022. Are you aware of the state of the sewage in the part of the town where you reside in at present?—I know it is very offensive about Pimlico and Chelsea; there are a number of persons who are not permitted (cowkeepers and others) to have drains. I do not know whether it is from their locality, or from other objections which the Commissioners make; but they pump out occasionally their receptacles, and it passes through the gully-holes into the sewer, which is very offensive indeed.

1023. Do you conceive that under an improved system of sewage these difficulties might be remedied, and that means might be given to these men of carrying it off?—I do not know what their localities are; I cannot give an opinion.

1024. Would you recommend that the public generally should be allowed a free entrance of filth of all descriptions into the sewers?—Does the question mean that they should have a free egress to the sewers under their own control?

1025. No; under one general system of sewage, do you think it might be done?—I have no doubt about its being done.

1026. To effect that would any great alteration be necessary in the present sewers?—I should apprehend not from the size of the sewers; the size, from what I generally observe, must be about five feet by five.

1027. Does it not depend more on the fall or inclination of the sewer than the size?—There may be some situations where the fall is so little that it could not be admissible; but I could not give an opinion unless I knew the precise state of the local circumstances.

1028. Taking the case you put, were the cowkeepers' filth allowed to enter the main sewer, is there that fall, or that backwater, which would ensure and maintain a free passage for the water from the filth which would be allowed thereby to enter the sewer?—That I am not prepared to say, because I have not the particulars.

1029. Are you aware it is on that account, namely, the difficulty of moving the mass of filth in the sewers, which now prevents the Commissioners from allowing the free ingress of all description of filth to the sewers?—That I cannot say.

1030. Have you looked into that part of the subject?—No; without I knew the precise structure, and the fall, and the quantity of water, it would be impossible to determine that: I should not apprehend there could be any difficulty; but that is a mere conclusion of my own.

1031. On what principle do you conceive the sewers' rates are paid by the inhabitants of the metropolis, merely for carrying off the water?—Certainly not.

1032. Is it not for carrying off the whole impurities?—Yes, I apprehend for carrying off what is usually called the filth.

1033. Is it not fluid filth?—If it be examined as it comes into the Thames, it will be found not so fluid as the Thames water; the specific gravity is rather higher.

1034. Is it not a thick coagulated mass?—It is thicker than Thames water.

1035. In order to carry off filth of the description you have alluded to, it would be necessary to have a considerable backwater, would it not?—I should think there



there must be quite sufficient water in the sewers to clear them ; I cannot conceive, unless they have been improperly constructed, which I cannot suppose when they are managed by regular constituted authorities, who are not limited to expense, but that there is a fall sufficient for this purpose in general.

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1036. Yet, under the circumstances you have described, every thing that is pumped into the streets must ultimately come into the sewers, must it not ?—I have no doubt it does ; if it is not taken in by the absolute or direct channel through the house, I have no doubt it finds its way there.

1037. Does it not go in through the gully-holes instead of through a drain, without being offensive to the public ?—I have no doubt of its being offensive.

1038. Have you made a calculation on the subject of these furnaces, which Mr. Fuller has suggested ?—No, I have not made any calculation on those furnaces ; I attended the experiments which Mr. Walker has stated he made at St. George's Hospital, I attended when he made the experiments, in fact I joined him in the experiment, and worked out the result with him ; his evidence on that subject I need not repeat ; it comes out very nearly to the theoretical velocity, and shows there is no practical difficulty in accomplishing the object of Mr. Fuller's proposal.

1039. Do you conceive the *air* that would pass through the chimnies would be so purified by its passage through the fire as to have lost all its noxious qualities ?—No doubt about it ; at all events it would be dissipated in a much higher part of the atmosphere, and I cannot conceive, having passed through the fire, it would be at all noxious ; I consider the plan a very excellent one.

1040. And a very practicable one ?—Yes, a very practicable one.

1041. And one, on the score of expense, you would be inclined to recommend ?—I do not think the expense ought to weigh at all ; the expense of the sewer is a very enormous one, and any addition to it, that can produce such a benefit, I apprehend would be well laid out.

1042. Do you trace any evil of that extent and magnitude to justify the incurring of so great an expense ?—Yes, I think even liability to the evil that has been shown in this very neighbourhood, of a man having his house blown up in consequence of the coal gas finding its way through the sewer ; is sufficient to warrant the proposed improvement.

1043. Have you heard of other instances ?—Yes, frequently.

1044. Mention them ?—I have merely read of them in the papers ; this I saw in the paper, and went to investigate it, in consequence of its proximity.

1045. Do you think it was exclusively attributable to the defective state of the sewers ?—No, I am merely stating if the sewers had a tendency upwards, and if you were to clear the sewer by these fire-places, the gas would have followed that direction. If Mr. Fuller's plan was carried into execution, these contingencies must be diminished in a great proportion, if not entirely prevented.

1046. We are told there is a constant escape of effluvia from the gully-holes now going on ?—There is.

1047. Under those circumstances could explosion take place under ordinary circumstances ?—Yes ; for instance, if it finds egress from the sewers at any intermediate point between the issuing of the coal gas and one of these holes, it will, and I constantly smell it.

1048. Do you trace these explosions to any connexion with the coal gas ?—It was coal gas I have instanced.

1049. Are you aware of other instances ?—Not specifically.

1050. Do you think it likely the coal gas should escape into the sewers so as to occasion an explosion ?—In this instance I know it did.

1051. How do you know the fact ?—By examining the premises.

1052. How do you know the escape of the coal gas was the sole cause of the explosion ?—I am satisfied about that.

1053. How ?—I know of no other gas that is explosive to that extent.

1054. May there not be explosive gas generated in a sewer ?—Not to that extent.

1055. Will not sulphuric hydrogen be generated ?—I do not think it would explode to that extent. There could be no doubt of this being coal gas by the smell ; I can verify the fact, if it is wished ; one proof of it is, the gas-light company paid the damages of the accident.

1056. Might not that be from policy ?—They resisted it as far as they could. I am not sufficiently aware of the limits of the explosiveness of sulphuretted hydrogen gas ; I do not recollect what it will do ; I constantly see the other.



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1057. Explain the mode in which this coal gas escapes into the sewer?—The coal gas escaped, in the instance alluded to, in consequence of the rupture of the pipes by carts going over it, and it escaped into the channel connected with the main sewer, at its junction with the main sewer.

1058. Was the sewer above or below the gas-pipes?—That I cannot say; I did not see it; I apprehend the pipes must have been below it; but I cannot say certainly. If the ground was not solidly filled up, it would have found its way where there was a current. Coal gas is much lighter than the atmosphere; I think it is only half the gravity of the atmosphere, if I recollect rightly.

1059. Are the gas-pipes generally above or below the sewers?—Above, I should think.

1060. Is it likely, if an escape should take place, that the gas should ascend?—There is a pressure on gas of half an inch of water; with that density, it will find its way into every interstice; it may be smelt at the gully-holes.

1061. Do you not smell it in other places?—Yes; where places are open it will rise, being lighter than the atmosphere.

1062. Have you any facts you wish to state to the Committee?—I have not.

1063. Are you aware of the velocity of the current in the sewers?—I do not know anything of them.

1064. Upon that velocity must depend the amount of filth that can be removed?—The velocity of the water?

1065. The velocity of the current.—I do not know what it is with regard to the atmosphere itself; there is no escape for the foetid atmosphere but from the gully-holes; the summit of the sewer I apprehend to be closed.

Lieutenant-Colonel *Phillott*, called in; and Examined.

Lieut.-Col. *Phillott*.

1066. DID you see anything of the explosion which has been alluded to by the last witness?—I did.

1067. Will you state any circumstances that came to your knowledge from the examination of the spot?—The day after the explosion, a committee of sewers were sitting at the Gloucester Coffee-house, for the purpose of examining a breach of the sewers that occurred in Clarges-street, and the parties came to us to know how to proceed on the business, and we said they must have recourse to the Gas Company for indemnification; but after our business was terminated, I went down with one of my colleagues to examine this; we went into the house, and the floor of the front kitchen was completely torn up, and also the back kitchen, and a female servant who was sitting at her tea in the back kitchen was hoisted up and positively her head was carried through the ceiling; it then went up stairs, broke all the squares of sky-light, and turned the old lady of the house round like a top. It is ascertained since, by our surveyor, that they were making a new sewer; all the earth was disturbed; the gas engineers had fixed a pipe from the main to the lamp-post; he had done it in a very slovenly way, the pipe was too small for the diameter of the hole, and the consequence was that the gas escaped at the drain that leads to the water-closet, and coming in contact with a place where there was a fire, had exploded. It had no connexion with the sewer whatever; the people had not a particle of gas in the house, it was the bad way in which the gas was fitted.



*Veneris, 2<sup>o</sup> die Maii, 1834.*

HENRY GEORGE WARD, ESQUIRE, IN THE CHAIR.

*Henry Warburton, Esq.*, a Member of the House, called in; and Examined.

1068. DO you wish to give evidence to the Committee on the subject of Sewers?—I will not enter into the minutiae of my own case, and of my application to the Court of Commissioners of Sewers of the district in Surrey extending from Ravensbourne to Moulsey. My object was to make a dock communicating with the Thames; and in order to make that dock, it was necessary to intersect an ancient sewer of small dimensions and extent. I laid before the court various modes, according to which, in my opinion, a better line of drainage than that existing might be obtained, and with the advantage of having a good covered sewer, arched over, and of proper dimensions, instead of an open sewer, which now exists. In the course of this application, I could not avoid making observations upon the nature and constitution of the court, to which I had to apply. In a case of this kind, where the interests of property are concerned, it is always satisfactory to parties to have to make their application to individuals who show that they fully enter into and understand the question, and are willing to reason with the parties applying to them, even if those parties are in the wrong; to hear the grounds on which they apply; and to state, in return, the nature of the objections to the application. I found that this court was composed of a number of gentlemen, sitting at a long table, and gossiping, as they do sometimes at other long tables, instead of attending to business, and entering into the nature of my application. It appeared to me that the only person who really took the matter into consideration, and upon whose advice, though not upon whose responsibility, the whole depended, was the surveyor of the Commission; and it seemed to me, that if it was upon the surveyor of the trust that the decision was really to depend, he ought, as in the case of the district surveyor, to be the sole person to have the management and responsibility; or if not the surveyor, that then the number of the court should be reduced to those few gentlemen who will make it their business to understand, and will really apply their minds to the business before them, so that the parties making application may be satisfied that their case is really taken into consideration by persons able and willing to inquire into its merits. Of course, I was treated with personal civility by the gentlemen of the Commission. I waited on them, and afterwards they came to view the place where the sewer was proposed to be diverted; there were a considerable number of them; and on both those occasions I made the observations on the mode of transacting business which I have now stated to the Committee. It appeared to me that all depended upon the surveyor, and I came to the conclusion, that so long as that remained the case, he should be the responsible person. In the course of the conversations that took place, the observation presently to be mentioned was made by the surveyor in the presence of the Commissioners. The old sewer, which it was proposed to divert, is contiguous to a road in Lambeth, called the Belvidere Road; and in case it were diverted, would leave a certain frontage next the road of valuable building-ground. Now an observation to this effect (I give the import, but not the words,) was made by the surveyor in the presence of the Commissioners: "It does not follow but that if the Commissioners give up to you the ground occupied by the ancient sewer, running through your premises, the property of the soil occupied by the sewer does not belong to them, and that they may claim some benefit from it." This was stated in the presence of the Commissioners by Mr. Gwilt, their surveyor. Whether they entertained the same opinion or not I do not know. They did not contradict it; though certainly they have not acted upon it.

1069. Did you understand that by giving up the sewer they gave up the right of property?—The whole matter at issue was a matter of negotiation, of course, between me and the Commissioners; and in order to fortify their case, as it seemed to me, and to make it appear that they were abandoning something valuable and transferring it to me, this observation was made in their presence. But

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they certainly have not acted upon it. They have not asked for any pecuniary equivalent for the ground which, by diverting the sewer, would be rendered more valuable. They have not, in fact, complied to the full extent with my wishes; since they have required a plan to be followed, and a line of sewer to be constructed, which, according to the best advice I have taken, would be almost impracticable. To a certain degree they complied with my wishes, by saying, "Follow such a line of sewer, and it will be practicable for you to make your dock." This done, they would abandon to me the ground now occupied by the sewer without requiring any pecuniary consideration for it. The surveyor's opinion was, that the Commissioners had the title of the soil of the ancient water-course running through my ground: that opinion was expressed in the presence of the Commissioners. They did not contradict that opinion; but they have not acted upon it, by claiming any payment or rent for the ground to be abandoned.

1070. Was this by way of giving an additional value to it?—Of course I do not know their motives; I merely state the fact. It appeared to me a pretension that ought never to be countenanced; and which, if attempted to be acted on, would lead to this great inconvenience: it might make it the interest of the Commissioners of Sewers, even in cases where a more beneficial line of sewer was pointed out, to oppose the abandonment of an old sewer and the adoption of a new one. If the Commissioners were to have an interest in the soil to be abandoned, it might be an impediment to many great improvements that might be proposed. They would endeavour to retain in their possession the old sewer, for the sake of preserving the right of property. On these grounds I considered that any such pretension might be most highly injurious to the public interests.

1071. Had the Commissioners bought the land?—No; it is an ancient water-course from time immemorial.

1072. They had not purchased it?—No; if they had given a valuable consideration for it, of course I should at once say that they ought to have a title in it, and be entitled to dispose of it for the benefit of the Commission.

1073. Had you any reason to complain of the inconvenience or unnecessary expense of the line you were directed to take by the court in forming a new sewer?—Yes. The Commissioners had lately, at a considerable expense, constructed a new sewer, proceeding down what is called the York Road, and passing into the large sewer which opens itself into the Thames, close to the eastern side of Waterloo Bridge. The old sewer which intersected my property was one of very short extent, beginning at Stangate, and draining a very short district, and almost, in fact, choked up with filth and mud. There was a very short communication between the new sewer in the York Road and the old sewer, where it first begins to intersect my property, in a new street, one side of which is mine. I proposed to connect the old sewer with the sewer in York Road by means of an entirely new arched sewer, proceeding down Sutton-street.—[*The Witness exhibited a plan.*] In fact I have already, in order to provide a drainage for my houses in Sutton-street, made the very sewer which I then contemplated; and of sufficient dimensions, in case at any future period the understanding of the Commissioners should become enlightened on the subject, to serve to drain at the same time the old sewer and my houses. Were this done, it will then be an excellent covered drain, instead of the old water-course which, in the summer season, poisons the neighbourhood by its effluvia; and the new drain would be at a much lower level than the old one. They would not accede to that. I then proposed another course, viz. to go to the expense of carrying a sewer round the head of my dock—any thing rather than to make it intersect my dock. The surveyor, however, advised that the old line should be adhered to, with the exception of making it straight instead of crooked, and to carry it through a cast-iron culvert, descending beneath the floor of my dock, and then rising up again, so as to join the continuation of the old sewer. The objection which occurred both to myself and the surveyor I employed was, that the old sewer, having a very slow run of water through it, and towards its head being very foul, would choke up with filth the cast-iron culvert. I proposed, however, to the Commissioners, that if this plan were followed, they should take upon themselves the responsibility of its succeeding, and in case it should fail, of repairing it, or constructing a new line. No, was the answer; it will be done for your convenience, and you must take upon yourself the responsibility of keeping it in repair. On these conditions, they will permit me whenever I please to construct the dock. My own opinion is, that the iron culvert will with difficulty be kept in order, and this, among other reasons,



sons, has led me to delay constructing my dock ; since I fully anticipate that at some future period this line down Sutton-street will be adopted, and that I shall thereby be saved the expense of 600*l.*, which, if I remember rightly, the plan which was recommended by the Commissioners would cost me. I should also state that the neighbouring proprietors, who have at present houses on the north side of the Belvedere Road, and who have no drainage at all into the old sewer, would be benefited by the execution of the plan I proposed ; since I offered to construct a new sewer for their convenience, to fall into the sewer in Sutton-street. Those proprietors, amongst whom is one of the Commissioners of Sewers, Mr. Peache, are favourable to my plan ; and Mr. Peache, as I am informed, has always been a supporter of it before the Board of Commissioners ; but hitherto without success. I beg to add, that in my opinion it would be exceedingly expedient that the court, where these questions, involving the property of individuals, are to be tried, should be an open court, where both sides might be heard. Also that there should be a detailed account given of the expenditure and receipts of the Commission ; and if any great work was to be undertaken, notice of it should be given, and an estimate of the cost should be published.

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1074. Do you conceive that, by an amalgamation of the different trusts now existing in the metropolis into a board constituted of individuals attending exclusively to this subject, and conducting the sewerage of the metropolis on scientific principles, with a very small additional expense great additional convenience might be given to the inhabitants?—I cannot doubt, on general principles, that it would be attended with highly advantageous results. I should also think, on general principles, that so far from being attended, in the long run, with any increased expense, there would be a diminution of the cost.

*Mr. George Watkins*, called in ; and Examined.

1075. WHAT have you to state to the Committee?—I have to state, that having built some houses about five or six years ago, and finding that my property (the houses alluded to) was much injured, I made application to the Commissioners of the Westminster Trust, stating that I was very desirous of covering in the sewer, even at my own expense.

*Mr. G. Watkins.*

1076. What sewer?—The King's Scholars' Pond sewer. The expense, I understood, would be 1,000 *l.*, and even that sum I was willing to lay out, out of my own pocket, provided they would permit it to be done ; and in order to support the opinion, I ventured to state that it was injurious to health. I obtained the signatures of not less than a hundred medical men of the first respectability, the most leading men in that profession at the west end of the town. Those gentlemen, many of them physicians, came down in their carriages with the greatest kindness, and examined the spot in question. Some of them wrote to me, stating that they had examined with the greatest care the spot alluded to, and that they were of opinion that it was injurious to health, and that it ought by all means to be covered over. Strengthened by those medical opinions, I went a second time to the Sewer Office, and they wished to know what I had to propose—in what way I should cover the sewer over. “Why,” I said, “gentlemen, I will do it in any way, any reasonable way that you may in your wisdom suggest ; so anxious am I to be relieved from the great loss I am now sustaining from my tenantry, by means of the depreciation of the value of the property, in consequence of the open sewer.” They said, “You must give us a plan ; go to your surveyor, and give us a substantial plan.” I went to the expense of having a plan properly drawn up, and I then took my solicitor and surveyor with me, and again waited on them at the Sewer Office. They answered me in a short laconic manner, “This will not do.” “Pray, sir,” I said, “what will do?” I asked this of the chairman, whose name is Saunders. “Oh, that is for you to find out.” “Why,” I said, “I have been to great expense, and I think I deserve some sympathy. My property is injured to a considerable extent, and I am willing to punish myself by submitting to farther inconvenience and loss by paying a large sum for covering over the sewer, and I really think myself not well treated.” Some such language as that I made use of. “This will not do ; therefore you must get something else.” Accordingly, a second plan was produced, at an additional expense, as the honourable Chairman must be aware, having taken practical people with me. The Committee will be kind enough to recollect that the



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certificates of these medical practitioners were all given in to the court with the second set of drawings. This was the last time that I attended.

1077. When was this?—Probably four or five years ago. After waiting some time I was told, much in the same tone, and with the same brevity, “This will not do;” nor would they tell me what would do. I then applied respectfully to be permitted to take the certificates away that the medical men had kindly given me, and I was refused it, positively refused it; and those certificates are now in what they call the archives of the office, and as a matter of course they can be forthcoming. They also refused to give me up my drawings, which are now detained in their office. I expostulated respectfully, but firmly, stating I thought they belonged to me, I having paid for them. They said, “No, they cannot belong to you, but they belong to this office.” I said, “Those drawings, I humbly submit, belong to myself, I having paid for them, or having to pay for them; and I contend that those certificates which the medical practitioners have been kind enough to give me ought to be returned to me also, as you say you cannot, or will not, entertain them.” Therefore I submitted they ought to be returned, but I was refused in a peremptory manner, and so the matter ended. I wish to make a few remarks on the depreciation of the property in question, and I beg you distinctly to understand that I am willing to swear to every syllable I utter here, and that I have stated nothing but what I will prove at the bar of the House of Lords, or any where else, if I am called on to do so. I was about to state that one of those houses, No. 1, Trelleck Terrace, Pimlico, was let for 150 guineas per annum, and it has been so depreciated that the last tenant only paid 60 *l.*

1078. Why do you attribute this depreciation entirely to the sewers?—For this obvious reason, that the people turn round and say, “Oh, there is that ditch behind! I would not live in your house if you would let me have it for nothing.” That is the answer I am constantly getting.

1079. But was not the ditch there when it let for 150 *l.* a year?—It was.

1080. But has the annoyance of the ditch increased in later times?—No, I cannot say it has.

1081. Then do you not conceive that the fall in the value of the houses may be owing to some other circumstances?—No, I think not; to the best of my belief, I would swear that is the sole cause.

1082. Have you any other circumstances to allege in proof of this supposition?—The opinions I have been constantly hearing with regard to it. I know, and the neighbours know also, that it is prejudice in a great measure; but it is that sort of prejudice which I cannot remove.

1083. Have you any other circumstances?—I will state also, if you will allow me, that one of the centre houses was let for 70 guineas a year formerly, and that very identical house which was then let for 70 guineas a year is now 40; and there is a general depreciation along the whole line of that sewer. It is not only my own, but there are other houses there in the same situation. You may see bills up in the windows for twelve months together.

1084. You have not renewed your applications for leave to arch it over recently?—No, nor would I now do it at my own expense.

1085. Why not?—Why, it has gone on so long that I could not bring my mind to lay out such a sum of money now. I was then ready and willing to do it.

Mr. Nathaniel Stallwood, called in; and Examined.

Mr. N. Stallwood.

1086. I BELIEVE your communications relate to the Holborn and Finsbury Trusts?—Yes.

1087. Of what profession are you?—Of none.

1088. Have you considerable property in that division?—Between 40,000 *l.* and 50,000 *l.*

1089. In houses?—In houses in this division.

1090. Be so good as to state any remarks you may wish to make to the Committee?—During 20 years (from the year 1814 to the year 1833, both inclusive) I have purchased from the Sewer Office all their printed accounts, and I have from those printed accounts made correct abstracts of the whole of their expenses, which, with the permission of the Committee, I will now put in.

[The Witness delivered in a paper, which was as follows:]



## “SEWERS—HOLBORN AND FINSBURY.

Mr. N. Stallwood.

“An Abstract of the printed Accounts and Expenses charged by the Commissioners during Twenty Years, viz. from 1814 to 1833, both inclusive :—

2 May 1834.

	£.	s.	d.	£.	s.	d.
Tavern expenses - - -	7,935	-	-			
Rent of office, repairs and taxes -	8,858	-	-			
Petty cash to 1827 * - -	2,427	-	-			
Stationery and printing - -	4,450	-	-			
Furniture - - -	264	-	-			
Clerks and messengers - -	15,737	-	-			
	<hr/>			† 39,671	-	-
Surveyors and inspectors - -	14,928	-	-			
Parliamentary expenses and law -	4,315	-	-			
Stamps and brokerage - -	486	-	-			
5 per cent. to collectors - -	10,260	-	-			
	<hr/>			29,983	-	-
Total - - -	£.			69,600	-	-
	<hr/>					

\* In 1826 no less than 470*l.*

† Nearly 2,000*l.* per annum for management.

being nearly 50 per cent. on the total amount paid for work done to sewers, &c., which is 144,373*l.* for tavern bills, the office clerks and surveyors.

(signed) “Nathaniel Stallwood.”

“Calthorpe-street, 1 May 1834.”

Now I beg to call the attention of the Committee to one part of the expenses, amounting to 7,935*l.*, which is charged in all their printed accounts as contingent expenses. Those contingent expenses consist, in a great part, of expenses for eating and drinking at the Crown Tavern, Clerkenwell Green. I beg to submit to the Committee that the whole of those expenses are illegal; and they are founded on this clause in the last Act of Parliament of the 54th Geo. 3, c. 219, which in the 19th section says, “And be it further enacted, that the expenses attending the meetings of the said Commissioners shall not in the whole exceed the sum of 450*l.* in any one year.”

1091. The 7,935*l.* are the expenses of the Commissioners for 19 years or more, are they not?—For 20 years.

1092. But that does not amount to 450*l.* a year?—No; but I submit that the Legislature meant that the sum mentioned in this clause should cover the whole of their expenses, not eating and drinking, but the office expenses. I submit that a court of law would decide that the expenses of the meetings of the Commissioners means the whole of the expenses of their office, and that the Legislature never intended they should eat and drink this money. In the former Act of Parliament they were allowed, I believe, one guinea for each Commissioner when he attended. The consequence was, there was a pretty strong attendance of Commissioners for these guineas; and this Act of Parliament was passed as a remedy against these guinea Commissioners, and this clause, I should presume, was inserted in order that the public or the rate-payers should be protected from paying money in the shape of guineas, and that they should not be paid in the shape of eating and drinking.

1093. Which clause do you refer to?—The 19th clause. Now this money, which, as I have stated, is spent in taverns, is not spent at a meeting of the Commissioners, for they have done their business; it is no longer a meeting of the Commissioners as Commissioners, for they have adjourned.

1094. Do you conceive that 450*l.* could possibly cover the office expenses of a large trust like Holborn and Finsbury?—I do, because they only require a room for their meeting and two offices to transact their business, and I presume they do not meet more than once a month; and I should think 450*l.* would have covered the expenses of their meetings.

1095. Then you allow no sort of recompence or consideration to the Commissioners for giving up their time in the manner they do?—I am a Commissioner of Assessed Taxes, and I have never received one farthing, either in eating or drinking or money, during the whole of my commissionership. I will go to the next point now, if you please, namely, 8,850*l.*, rent of office, repairs and taxes.

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Mr. N. Stallwood. They charge 420 *l.* per annum for the rent of three rooms. I should be very glad to let a similar house, and in a better situation, for 100 *l.* per annum, and pay all the taxes. Then, if you please, I will call your attention to the sum of 2,427 *l.*, up to the year 1827 expended in petty cash by the clerks of that office.

2 May 1834.

1096. What do you suppose to be the meaning of the term petty cash?—I have no comprehension, for I have never seen the books in which it is charged; but I observe, in the year 1826, 470 *l.* charged in one year under that head. There is 275 *l.* in the Holborn division, and 195 *l.* for the Finsbury division. Now I call your attention to 4,450 *l.* for stationery and printing for 20 years.

1097. Do you conceive that to be an unreasonable charge for a large concern, which that trust certainly is?—I do, when I come to see that they have only expended in works during the whole of this period 144,373 *l.* The furniture, 264 *l.*, is hardly worth noticing. Clerks and messengers, 15,737 *l.*, does appear to be an enormous sum.

1098. That sum does not amount to above 750 *l.* a year?—This is only the clerks and messengers of the office.

1099. Of the trust?—No, of the office only. I have other persons below, so that the expense of the office alone is as near as can be 2,000 *l.* per annum, for management only.

1100. I presume you are aware, that as to the details of the petty cash, amounting to 2,427 *l.*, you are entitled by the Act under which they are regulated to have obtained all this minute information as to the whole of that expenditure?—I was not aware that I could call for any other books more than their minute books.

1101. The words are, that you may have copies of “every book and books, accounts, vouchers, papers and writings whatever, or any part or parts thereof;” therefore you were entitled undoubtedly to require from them the details of every one of those heads of expenditure?—It will be for the Committee to call for the clerk to explain how this expenditure arises. I have undertaken very great labour to form this abstract, persevering now for 21 years; therefore to have gone into more detail than I have would not have been convenient to my time.

1102. In justice to the gentlemen who are occupying the situation of Commissioners, and of whose conduct you complain, ought you not to have availed yourself of all the powers you possessed to acquire such information as might have been exculpatory of them and satisfactory to you?—I did avail myself of some part of the power to which you allude; for it was, I think, in 1827 or 1828 that I appealed against their charges at their Board; and from that time to this they have never inserted petty cash again. The surveyors and inspectors are charged 14,928 *l.*

1103. Now have you ascertained how many surveyors there are, and how many inspectors, to whom this aggregate charge applies?—Two surveyors and two inspectors, I believe. Then there is a charge for Parliamentary expenses and law of 4,315 *l.* That does appear to me to be a large sum when it is considered they had nothing else to do but put bricks and mortar together.

1104. That includes, does it not, the expense of the new Act?—I am uninformed as to that. I should presume it does, because this Act was passed on the 25th of July 1814, and I commence my account from 1814. I should presume, therefore, that is included. Now I will leave out the charge for stamps and brokerage—that may be reasonable—it amounts to 486 *l.*, and I will come to the next item of five per cent. to the collectors, 10,260 *l.*; that is 1 *s.* in the pound paid by the Commissioners of Sewers for collection, while the Commissioners of Assessed Taxes pay only 3 *d.* The poor’s-rate pays no more than 3 *d.*, while the collection of the sewers is 6 *d.* in the pound, and is a great deal better collection than the assessed taxes, in my opinion.

1105. You were understood to say it was 1 *s.* in the pound?—It is a sixpenny rate, made once in every two years; it used not to be paid so often, but now it is a sixpenny rate every two years.

1106. And consequently easier of collection than either the poor’s-rates or the assessed taxes?—Yes.

1107. And yet the expense charged for the collection is quadrupled?—It is so. Those latter sums, amounting to 29,989 *l.*, being added to the former sum of 39,670 *l.* makes a total of 69,660 *l.*; to lay out in bricks and mortar, 144,373 *l.*, very near, in good round numbers, 50 per cent. Now if an architect or surveyor charged



charged you 50 per cent. for building, you would think it a most enormous thing, and this is literally no more. It is not so difficult to construct a few sewers, and to put a few grates over them, as it is to construct a mansion.

Mr. N. Stallwood.

2 May 1834.

1108. Are you not aware that to estimate the amount of the public benefit, and of the compensation which ought to be afforded by the public, cannot be justly estimated merely by the actual expenditure in bricks and mortar which the Commissioners of Sewers incur?—There does not, in my opinion, require so much attention by the persons employed in constructing sewers as there would in private or public buildings.

1109. But have they not to exercise an universal control over the public and private sewerage of the whole of this extensive and populous portion of the metropolis?—They have in a measure, not the whole.

1110. Have not their surveyors and inspectors to exercise these duties over a vast number of sewers which are not actually constructed by them?—They have the charge of the sewers of course, which when built, and built properly, will require nothing but cleansing hereafter.

1111. But must there not necessarily be a general superintendence to be exercised by these Commissioners, and does not the convenience and health of that portion of the metropolis depend on their employing surveyors and inspectors and different officers, and having an establishment by which that may be carried into effect?—The health of the parties living in the division certainly they have in charge; but when they build sewers in one part, and leave other parts which I could name without sewerage, I do not consider their services of any thing like the value here charged for them.

1112. Upon the whole, do you not think it is somewhat a hard mode of calculating the injustice of the expenses to compare the expense of superintendence with the actual amount of expenditure in the construction of sewers?—I think that none but men of property should be upon that commission, and they ought to take care of their interests gratuitously, the same as nearly all other performances in parish and public business are now transacted. I think likewise, looking at the whole of this account, that the sum of 50 per cent. is enormous, and ought to be corrected.

1113. But you estimate the 50 per cent. upon the amount of their expenditure only for the erection of the sewers?—Surely; they have nothing else to do but the sewers; they have nothing else to do but to keep the sewers in repair and attend to the accounts.

1114. But the work of superintendence, even where repairs are not required, is of itself a work which requires some expense and a great deal of attention, is it not?—That is done entirely by the clerks of the works, which clerks of the works have only 100 *l.* a year, I believe.

1115. Now have you any remarks to make upon the principle upon which sewer rates are levied in your district. It is considered, I suppose, that all who benefit by the surface drainage alone are liable to the sewers rate. There is no distinction made between those who benefit merely by the surface drainage and those whose houses have an actual communication with the sewers?—I have to complain much: upon the estate upon which I live, the whole of the sewers are charged by the tenants, under an agreement with my Lord Calthorpe; notwithstanding that, the Sewers Commissioners demand rates upon us, without paying the outlay of those sewers.

1116. When you talk of sewers, you mean drains or communications from the houses into the main sewers?—No; I mean the main sewers themselves; six feet high, and four feet six wide. I do not speak of the drains, I speak of the sewers.

1117. And along what lines of road have these sewers been made?—Along Calthorpe-street, Well-street, and along the whole of the ground taken by Messrs. Cubitt; altogether on 25 acres of land.

1118. The whole expense of constructing the sewers has been defrayed there by the landlord or by the tenants?—Entirely so; defrayed in the first instance by the landlord; and there is a clause in the leases under which he demands it from the tenants.

1119. And you are now charged for sewers' rates on those sewers?—Yes; having built the sewers.

1120. Then you conceive the object of those rates to be simply keeping the sewers in repair?—They have never repaired them from the first hour they were built to the present moment.



Mr. N. Stallwood.

2 May. 1834.

1121. But the Commissioners will be liable for all future repairs?—I presume they will.

1122. There is no distinction made between the sewers'-rate levied upon parties thus circumstanced, and the sewers'-rate of parties in other districts, where they communicate with the main lines of sewers already established?—I believe not.

1123. Are there any parts of that district without sewers at all?—There are.

1124. And the inhabitants of those parts are liable to the same sewer's rate?—They are. The whole line of Gray's-inn-road from Guildford-street to Sidmouth-street is without a sewer. From Guildford-street, running to Henry-street, or to the end of the Calthorpe estate, is also without a sewer.

1125. The whole line of Gray's-inn-road?—From the whole line of Gray's-inn-road to Sidmouth-street there is no public sewer; all that line is without the main sewer.

1126. From Holborn to Sidmouth-street?—No; from Guildford-street.

1127. How many hundred yards is that; is it 200 yards?—Oh, yes; more than that; about a quarter of a mile.

1128. Do you know the reason that that particular portion of the road should be without a sewer?—No, I do not. I know, that in a line with Sidmouth-street, the water, when there were fields there, used to run upon the Calthorpe estate, and Messrs. Cubitt have continued a sewer from facing Calthorpe-street down into the river Fleet, and that has been made use of. I beg to call your attention to a part of the river Fleet on the Bagnigge-wells-road, which has been a nuisance ever since I have known the place, which is between 40 and 50 years. From the end of the Calthorpe estate to rather beyond the Northumberland Arms it is open, and has remained so from time immemorial, and it is a very great nuisance. It is part and parcel of the river, all the rest being covered from the Elephant and Castle.

1129. Have you any suggestions to make, as a practical man, by which the present system of the management of the sewerage may be improved?—I should think that the Commissioners of Sewers ought to be chosen annually, so that one third should go out every year, and successors should be chosen from among the rate-payers.

1130. But do you conceive that among the rate-payers you would always find men of sufficient practical and scientific acquirements to undertake the direction of the sewerage of the metropolis?—I have no doubt about it. Men would always be found who would give their services to protect their interests.

1131. But would they be competent to protect the interests of the public in the best manner, as regards the construction of sewers, and the health of the metropolis?—The whole of that devolves upon the persons employed, namely, the surveyors and inspectors, and therefore the Commissioners are not required to have much practical knowledge. It devolves entirely on the professional men.

1132. But might it not be an advantage, in point of economy, to have the direction of sewers intrusted to scientific men, required to devote their whole time to that particular subject?—I do not think it would be an advantage. It would be decidedly to the advantage of the rate-payers, if they elected proper persons from among themselves, in the same way as they elect overseers for the poor.

1133. But do you not conceive it is a very different thing managing the poor, which requires only common attention and common information, and undertaking the management of a very complicated system of drainage applied to such a metropolis as this?—I consider the proper management of the poor more difficult than the drainage of the metropolis.

Mr. David Henry Stable and Mr. James Wilmot Lush, called in;  
and Examined.

Mr. D. H. Stable  
and  
Mr. J. W. Lush.

1134. (To Mr. Stable.)—YOU are joint Clerks to the Holborn and Finsbury Trust?—Yes.

1135. Have you heard the statement Mr. Stallwood has just made to the Committee?—Yes.

1136. Particularly upon the term "Petty Cash," which has not been explained?—Mr. Stallwood has stated, that a certain sum of money for petty cash is charged in the printed statement of accounts. That petty cash is for the purpose of paying certain sums of money which do not amount to 5 *l.*; that is in consequence of the Bank of England, where the money belonging to the Commissioners is kept,  
not



not paying any sum under 5*l.* It is also for the payment of certain clerks of the works, who are weekly servants, and are paid weekly out of that sum; and also for the superintendents of the sewers, who are also weekly servants, and are paid 36*s.* a week each. Mr. Stallwood states, that after the year 1827 the Commissioners ceased to publish a petty cash account; the petty cash account from that period up to the present time is published in a detailed account given in the regular annual statement, in which the whole of the items in the petty cash account are set out, instead of being in one statement as before, under the head of Petty Cash.

Mr. D. H. Stable  
and  
Mr. J. W. Lush.

2 May 1834.

1137. And they are accessible to any rate-payers who require them?—Yes.

1138. (To Mr. Lush.)—Have you any remark to make on the first item in the account given in by Mr. Stallwood of 7,935*l.* for tavern expenses?—I beg to observe, that the Commissioners have always considered, and it was so considered by the framers of that Act, and the honourable Member for Boston was himself party engaged in superintending the passing of that Act, that this was to cover the actual expenses attending the meeting for refreshments. The original Act of Henry the 8th gave the Commissioners 4*s.* per diem for their services, which has never been taken by any Commissioners of this district; and I believe the allusion Mr. Stallwood made to the guinea a day was in the first Bill, previous to the passing of that Act, which was rejected in the House of Lords. I believe it contained a clause that the Commissioners should be paid a guinea per diem, and this clause was substituted for that, as I was informed, at the instance of the then Lord Chancellor or the Chairman of the Committees; and I believe that was the reason that the first Bill brought in by the promoters of that Act was rejected. It will be observed, that taking the average of the whole 20 years, it is more than 50*l.* a year less than the sum allowed. I do not know that I ought to allude to other commissions where similar refreshments are partaken of by the Commissioners; but I believe those allowances are usual in other commissions. Then with respect to the rent of the office, repairs and taxes, I should beg to observe that it is absolutely necessary that an office should be daily open to the public; the number of our applications and complaints are, I suppose, on an average, five every day during six days in the week. The applications are considerable every day, and therefore the constant attendance is necessary of clerks and office-keepers to receive those complaints, and enter them.

1139. Does that explain the necessity for so large an expenditure of nearly 9,000*l.*, that is, 450*l.* a year, for the rent, repairs, and taxes of the house?—Considerable expense was incurred by repairs. It was necessary to renew the lease; it was thought a central situation between the two divisions; our division, as you observe by the plan, is rather a long one, extending far east and west, and it was considered that an office bordering on the confines of the two would be desirable to be retained, and on that account, when the lease expired, which was purchased by the Commissioners in the year 1813, and a premium then given for it, it was thought proper to renew that lease, at a less rent than we had formerly given.

1140. (To Mr. Stable.) Mr. Stallwood has, I think, remarked that he should be happy to furnish the Trust with as good a house, and to pay the taxes, at 100*l.* a year?—Before the Commissioners renewed the lease of this house, a public advertisement was inserted in the papers, requiring any person who had a house that would answer the purpose of the Commissioners to send tenders, with full descriptions of it, to the Commissioners, who would be ready to treat with them; but we had no such application from Mr. Stallwood.

1141. What rent do you pay for this house?—£. 90 a year. We paid before 100 guineas.

1142. What is the amount of the expenditure for the repairs?—The house is an old one; it has been altered from a private residence; and to make it convenient for the purpose of transacting public business in, which business is so large that even at the present moment we are sadly put to it for room to hold the persons who attend at the office, very considerable alterations were obliged to be made; and also a very considerable sum was expended in forming and making a strong room, fire-proof in every way, for the purpose of holding the documents belonging to this commission, which materially increased the expenditure.

1143. What is your present annual average expenditure for rent, repairs and taxes?—I should say now that our expenses for house rent and repairs do not exceed 110*l.* or 115*l.* a year.



Mr. D. H. Stable  
and  
Mr. J. W. Lush.

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1144. For rent, repairs and taxes?—No; exclusive of taxes. It may be taken at 150 *l.* as the outside, and I have allowed 20 *l.* then for repairs.—(Mr. *Lush.*)—In addition to what Mr. Stable has stated as to persons attending on the days of meeting, all those persons who have not paid the rate on application are summoned there, and the Commissioners hear their cases; thus there are very often about 400 or 500 persons attending in one morning.

1145. (To Mr. *Stable.*)—Altogether the business requires premises of considerable extent, convenience and security?—Decidedly.

1146. But these premises being so suitable, do not require for rent, repairs and taxes, more than an annual expenditure of about 150 *l.*?—£. 150 a year.

1147. How much of this 8,858 *l.* was actually expended in the reparations and new fittings-up of the premises to which you have referred?—That would be a difficult question to answer without going into the minutiae. I should state, that upon the original taking of this house, 500 *l.* was paid for the lease of it. It takes in the payment in 1814, though it was purchased before. At that period house property was rather more expensive than it is now, and 500 *l.* was not considered too much to pay for the lease.

1148. (To Mr. *Lush.*)—Now as to the expense of collection, which Mr. Stallwood has pointed out as being nearly quadruple that of either the poor-rates or the assessed taxes?—I entirely disagree with Mr. Stallwood in his opinion that this is more easily collected than either the poor's-rate or assessed taxes; on the contrary, I believe that the collectors meet with much more difficulty in getting in this rate; and it was considered that a liberal allowance given to the collector would ensure a better and closer collection. Considering the amount of our rates, our deficiencies on the amount of the collection are comparatively very small.

1149. Have you no further explanation of this very large difference in the expense of collection?—(By Mr. *Stable.*)—I was going to observe, that the collectors of the poor's-rates have only to collect a certain sum for a certain number of years; the collection of the assessed taxes and poor's-rate is an annual collection; the sewer-rate for the Holborn division has seldom or ever, never, except for the last two years, been made more than once in three years; but within the last two years, in consequence of the cholera, a considerable increase of outlay was made by the Commissioners, to satisfy the wishes of parties complaining of the state of the sewers, and therefore the collectors consider that the collection of the sewers'-rate is not nearly so good as the collection of the assessed taxes and the poor's-rates. I have also to observe, that the collectors for the sewer-rates are not allowed any sum for any distress, or for any expenses they may be put to; how far that operates with respect to the assessed taxes and the poor's-rates I am not able to say, but the collectors of the sewers'-rates are not allowed any thing beyond their poundage.

1150. That depends on the frequency of their being compelled to issue distresses, and to take further steps in order to collect the rate?—Then they pay for them themselves, if they are obliged to take a broker with them. Supposing the collector is obliged to levy a distress, and he takes a broker, and the party pays instead of allowing himself to be distrained on, the collector pays for that broker.

1151. Have you any means of ascertaining whether these processes of distress are frequent or otherwise?—I should say they are not frequent; a very considerable number of persons are put in a distress warrant, but when the collector has that warrant, he takes a broker round with him, and states to the parties, "I have this warrant, and if you do not pay, I shall be under the necessity of levying upon your goods for this amount." The parties usually pay; the expense of the broker and constable he takes with him the collector pays himself.

1152. Then what is the meaning of the charge of 486 *l.* for stamps and brokerage?—That sum was allowed originally. The collectors, I should tell you, were allowed originally their expenses of brokerage; but the Commissioners considered that the poundage of 1 *s.* in the pound was equal to cover all those expenses, and they discontinued it.

1153. Then the allowance of 1 *s.* in the pound is formed on an estimate of what the expenses formerly were in the collection, which is compounded for by giving this additional per-centage upon it?—No; there is no additional per-centage.

1154. You allow 1 *s.* in the pound per-centage on collection, on the principle that expenses were formerly incurred for which the trust is no longer liable?—No: 1 *s.* in the pound always used to be allowed, 30 or 40 years ago, to the collectors,



collectors; but the Commissioners, in paying the charges for brokerage made by the collectors, considered that the shilling in the pound was sufficient to cover all those expenses, and discontinued afterwards the allowance for brokerage, but continued payment of the shilling in the pound.

Mr. D. H. Stable  
and  
Mr. J. W. Lush.

2 May 1834.

1155. But do you not think that the same might be collected, if the process of distress is not of frequent occurrence, at a much less per-centage than this shilling in the pound?—From my experience, I should say we should have difficulty in getting collectors of responsibility sufficient to undertake it for a less sum.

1156. If the poor-rate and the assessed taxes are collected at one-fourth of the expense by respectable persons, surely respectable persons might be found to collect the sewer-rate on a similar charge?—If you observe, this is merely a charge for three years.

1157. But that facilitates the collection, does it not?—A sewer-rate takes a long time in collecting: a sewer-rate is always an objectionable tax; people do not observe, and in many instances are not aware of, the great advantages they derive from sewers, therefore it is always an objectionable tax, and the collectors have constantly experienced very great difficulty in getting in the rates.

Mr. James Burchell, called in; and Examined.

1158. YOU are Clerk to the Commissioners of Taxes?—Yes.

Mr. J. Burchell.

1159. For what division?—For Finsbury division.

1160. Will you state what is the allowance given for the collection of those taxes?—For the assessed taxes they are allowed 3*d.* in the pound, but it is a very inadequate allowance.

1161. But still you find persons willing to undertake the collection on those terms?—We do, unfortunately, find them willing to do it, and the consequence is, that the parishes are continually suffering.

1162. Have there been great defalcations among collectors?—There have; because we cannot get respectable and responsible persons to collect at so low a rate.

1163. Are there any allowances for distress warrants and summonses, in addition to this 3*d.* in the pound?—The party is liable to the expense of distresses.

1164. But you conceive by a small increase of this per-centage you could find respectable persons willing to undertake the collection?—Yes; I think 6*d.* in the pound would be fair; 3*d.* in the pound is certainly not enough; I feel it very much.

1165. You think 6*d.* in the pound would be an ample allowance?—Yes, upon the assessed taxes. The amount they are given in charge of is considerable; a sum of 8,000*l.* or 9,000*l.* probably, to one collector. In some cases, in Mary-le-bone, for instance, I believe it is a great deal more, but I am speaking now of my own division of Finsbury; but I do not know the amount given in charge to a sewer-rate collector, individually.

1166. Is not the trouble of the collectors of assessed taxes infinitely greater than the trouble of the collector of sewers?—I do not know how that is; they generally have a great deal of trouble.

1167. Have the collectors any allowance as assessors, or does 3*d.* in the pound include all their allowance for the assessment and making out the accounts, as well as collecting?—They have some little allowance as land-tax collectors and assessors; something in addition to 3*d.* in the pound.

1168. But they have but 3*d.* in the pound on the land-tax?—Yes.

1169. Therefore the labour of collecting those taxes must be much greater than that of the mere collection of sewers?—I should think so.

Mr. Stable's Examination resumed.

1170. Mr. Stallwood has stated that on the expenditure of 144,373*l.* the expenses charged for management upon this amount of works are very nearly 50 per cent., amounting on the 20 years to 69,660*l.*; have you any explanation to give on this point?—The actual outlay for the making of sewers by the Commissioners, and attending to that which is made by the public, and to which the Commissioners and their servants have just as much attention to pay, to superintend the works performed by those persons; there is just as much attention necessary to be paid to those works carrying on as if they were constructed and done by the work-people belonging to the Commissioners; and I should presume

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that the work so done by the public, under the care of the Commissioners of Sewers, certainly is as much as two-thirds more than that which is done by the Commissioners.

1171. Therefore the expense of management does not refer to an expenditure of 144,000 *l.*, but nearly to three times that amount?—Certainly; it does not refer to the first, but to the second.

1172. You include in your estimate of the expenditure of your district the whole amount of works undertaken by private individuals, though they were not done at the expense of the Commissioners of Sewers, and not included in their estimate of outlay, because they are under the superintendence of the servants of the Trust?—Yes.

1173. Are the surveyors and servants of the Trust responsible for the manner in which those works are conducted?—They are.

1174. To the same extent as if you constructed the works yourselves?—Decidedly so.

1175. Are they obliged to keep up a constant superintendence while such works are in progress?—From morning to night, and never leave till the dinner hour of the people.

1176. And you are responsible subsequently for the whole of the repairs of these sewers?—The moment the surveyor certifies to the Commissioners that the whole of his works have been completed according to the regulations of the Commissioners, the sewer so built becomes in fact the property of the Commissioners of Sewers.

1177. And it is upon the principle that you are liable to the future repairs of the sewer that you superintend the whole construction of it, according to certain regulations laid down by the Trust in each district?—We do. If the Committee will refer to the printed accounts delivered to the House of Commons by the Trust in the year 1830, they will find a note at the bottom, stating the extent of the sewers built by individuals under the jurisdiction of the Commissioners.

1178. And the cost?—I am afraid not the cost. It would not be fair to put our price upon that.

1179. How do you explain why in Gray's-inn Road there should be this interval, which has been referred to by Mr. Stallwood, without any sewer?—The Commissioners of Sewers do not build the sewers. There is a fancied feeling that they have that they do not possess power to build the sewers, but only to amend, alter, deepen and widen any sewers that may exist. Now I apprehend, in Gray's-inn-lane Road, the property spoken of, there is no drainage; then the Commissioners, not having received any application from the inhabitants to contribute a portion of the expense of building a sewer along Gray's-inn-lane Road, they have not made it.

1180. Now what is the reason that that portion of the river Fleet, to which Mr. Stallwood has referred, is not inclosed in the same manner as all the remaining portion of that river?—Mr. Stallwood is considerably mistaken when he states that all the other part of the river is arched over: there is a considerable part adjoining the city of London, running from the city of London northward, which is not arched at all. With respect to that part alluded to by Mr. Stallwood, in the Bagnigge-wells Road, it has not been done, in consequence of the very great expense that would be incurred by arching over a sewer of that description, no subscription from any of the owners of property abutting thereon having been made towards the expense of so doing. I should wish to refer, with respect to the river Fleet, to the correspondence between the Commissioners of Sewers and the Council, which has been already put in, and we will furnish the Committee with the currents of the river Fleet from the Bagnigge-wells Road, running southward to the city of London, at about three miles an hour. I may be allowed to add, that the Commissioners of Sewers for the Holborn and Finsbury divisions have appropriated 1,000 *l.* a year for the gradual arching over of the river Fleet sewer.

1181. Is not that stated in the correspondence with the Council?—Yes, I believe it is.



*Mercurii, 7<sup>o</sup> die Maii, 1834.*

BENJAMIN HAWES, ESQUIRE, IN THE CHAIR.

Mr. *Edward Vigors*, called in; and Examined.

1182. WHAT are you?—A timber merchant.

1183. You reside within the district of the Surrey and the Sussex sewers?—Yes. Mr. *Edw. Vigors*.

1184. Have you or your neighbours within that district any complaints to make, or any suggestion to make, with reference to the management of that commission?—Yes, we have to make some serious complaints. 7 May 1834.

1185. Will you state those complaints?—You are aware a petition has been presented to the House of Commons, it is in support of that petition that I now appear before you. On or about the 23d of December an overflow of the Brixton Creek occurred; in consequence of that overflow, the following handbill was printed, which with your permission I will read.

BRIXTON CREEK.

HAVING been requested by many inhabitants (sufferers by the late extensive inundations) to convene a meeting, in order to take into consideration the propriety of a Memorial to the Court of Sewers, or otherwise to adopt such measures as may then appear best calculated to prevent a recurrence of the calamity, the inhabitants of Brixton and Clapham-road and the surrounding neighbourhood, together with the owners of property, are hereby respectfully invited to meet at the National Schools, Kennington Oval, on Friday morning next, the 3d of January, at ten o'clock, exact time.

This was given by William Rogers, one of the churchwardens, and the inhabitants applied to him in his official capacity. In consequence of the notice, a meeting took place at the time specified, at which meeting the Resolutions which I am going to read were put, and unanimously carried.

WHEREAS much inconvenience and loss has been sustained by the inhabitants and owners of property in the Clapham-road, Brixton-road, South Lambeth, and their vicinities, in consequence of the late heavy rains, and the insufficiency of a creek or rivulet called the Effra, to carry off the land waters, which said creek is under the immediate superintendence of the Commissioners of Sewers.

1st. It is therefore hereby Resolved, That a Memorial be presented to the Court of Sewers, calling on them to adopt such measures as may appear best calculated to prevent a recurrence of the calamity.

2dly. This meeting beg to call the attention of the said Court of Sewers to the fact, that no cleansing out of the drift or gravel from the said creek has taken place in the memory of the oldest inhabitants.

3d. They beg to urge the immediate necessity there is for the same being done in that part of the said creek between Hamilton-place, near the east end of Kennington churchyard and the river; also that the said Court do repair or cause to be repaired the bank of the said creek, where the same abuts on the estate of John Fenteman, Esq.

Lastly, That a committee of \_\_\_\_\_ be now chosen to prepare and present a Memorial, embodying the foregoing Resolutions, and to take any further measures they may consider necessary.

Those Resolutions were adopted by the meeting: any individual's assertions might be contradicted, but that I consider as the opinion of the neighbourhood; they adopted that opinion. A Memorial was presented to the Commissioners of Sewers, embodying these Resolutions. On the 20th of January we received the following communication from the Clerk of the Commissioners of the Sewers, of which this is a copy; it is addressed to Richard Cannon, Esq., secretary of the meeting.

*Sewers, Surrey and Kent.*

Sir,

Bermondsey, 20 January 1834.

I BEG to apprise you, as secretary of the meeting of owners and occupiers of property at North Brixton and Clapham-road, who suffered by the late innundation in those neighbourhoods, that the Memorial to the Commissioners of Sewers, which you forwarded me a few days since, was submitted to the Court on Friday last, and the committee, to whom the subject was then referred, have appointed Thursday, the 30th instant, at ten o'clock in the morning precisely, at the Sessions House, Newington, for a meeting to confer with your deputation thereon, of which I am directed to give you information.

I am, sir, your obedient servant,

Richard Cannon, Esq.

(signed)

*B. Drew*, Clerk.



Mr. *Edw. Vigors.*

7 May 1834.

That was on the 20th of January; the deputation of our committee attended at the office of the Commissioners of Sewers. We were there met by their surveyor, and we stated our grievances; I cannot from memory recollect what I stated; we stated our grievances; they were met in this way by their surveyor, that unfortunately we had stated that which was untrue, and did not know what we were talking about. Much conversation then ensued, pro and con; at last it was determined that the Commissioners of Sewers should go and view it themselves. The Commissioners of Sewers, attended by our deputation, did view it. We had reason to expect that we had pointed out sufficient evils, and that they would pay more attention to us. They at the same time promised that we should have an answer to our Memorial in about a fortnight: we heard no more from the Commissioners of Sewers until the 18th of March, at which time we received the following communication:—

*Sewers, Surrey and Kent.*

Sir,

Bermondsey, 18 March 1834.

I AM desired to apprise you of the Commissioners of Sewers having a court on Friday next, at the Sessions House at Newington, at two o'clock in the afternoon, at which it is expected the surveyor's report on the Brixton sewerage will be presented; and if the Gentlemen composing the deputation that before attended the Commissioners will then meet them, the subject can be again brought under consideration.

I am, sir, your obedient servant,

Richard Cannon, Esq.

*B. Drew.*

You will observe that a much longer time than a fortnight had elapsed, in fact, nearly two months had elapsed. In the interim this Committee had been appointed, and previous to our receiving this last letter from the Commissioners of Sewers, the committee had come to a determination to petition the House of Commons, they feeling that the House of Commons was the proper place for them to lodge a complaint against what they considered the inattention of the Commissioners of Sewers to their complaints. They did so the more readily, because they considered that while they give every credit to the Commissioners themselves for their gentlemanly conduct, they were not treated at all well by their surveyor, whom they one and all considered treated them contemptuously, not so much perhaps by the observations that he made as by his manner. With these sentiments and feelings they did not attend to the last intimation of the Commissioners of Sewers. I have now given the history of the proceedings that led to this petition.

1186. Have you any other observation that you wish to make either with reference to the complaint contained in the petition, or in any other matter connected with the administration of the sewage in your neighbourhood?—We have a complaint with regard to the inefficiency of a certain arch that has been constructed under the direction of the Commissioners of Sewers.

1187. Where is the arch of which you speak?—In the Brixton-road.

1188. Will you now explain to the Committee the nature of the complaint which you have to make respecting the construction of that arch?—We consider that it is too small, and that the construction of it is bad; and I would beg to call your attention to this diagram of the arch—[referring to the Plan marked (A.)] This would be more properly the work of a civil engineer. I beg leave to suggest, while I submit this to the Committee to guide them, that they may have some idea of the construction of it, I at the same time consider it would be the province of a civil engineer to decide the question which I see must be brought to issue between the inhabitants of Kennington and the vicinity, and the Commissioners of Sewers, or rather their surveyor. Another thing I would beg to call the attention of the Committee to is, the want of cleansing and taking out of the gravel and drift which has been suffered to accumulate for many years, according to the Resolutions; my observations will only be an echo of the Resolutions which I have just read to you. Likewise there is great sinuosity in the sewer, which necessarily prevents the free passage of the water from the high ground; in fact, that sewer remains now, the part of which I speak, as far as my knowledge extends, remains the same as nature formed it. Those are the evils of which we complain, and it was for the remedy of those evils that we applied to the Commissioners of Sewers.

1189. What part of the county does the Effra drain?—I should say the greater part of Norwood, all the high land of Dulwich, Brixton, and the vicinity; in fact, it is a very extensive land drain.

1190. Does



1190. Does it also drain Camberwell?—No.

1191. State by name any other place to which the Effra acts as a drain?—Clapham and Stockwell, it floods Kennington.

1192. Has the Effra always been under the control and jurisdiction of the Commissioners of Sewers?—Another witness who is now present will speak to that point.

1193. In the Resolutions, you have alluded to a great overflow of water?—Yes.

1194. To what do you attribute that overflow?—To the inefficiency of the arch, the bad construction of the arch, the inattention of the Commissioners of the Sewers, inasmuch as while the drainage in the upper lands has been considerably improved, not only by the private parties who hold the land, but also by the parish of Lambeth, who have lately constructed a wall to a considerable extent which necessarily passes the water more rapidly down to the lower part of the sewer.

1195. Will you explain to the Committee what you mean by private parties improving the drainage?—I mean those parties who hold the land; the land formerly was in the occupation of farmers, now it has got into the occupation of gentlemen who have very much improved the drainage.

1196. If I understand you rightly, adjoining occupiers of land have improved the sewage, and not the Commissioners of Sewers?—Yes, that is so. You will see if the land is better drained and the water passes more quickly off the land into the sewer, we get it in larger quantities and in less time than it formerly took to find its way from the higher ground down to us on the lower ground.

1197. And your complaint is, that the quantity of water having been increased, the arch that has been subsequently constructed is not of sufficient size to permit the free and unobstructed passage of the increased quantity of water?—Yes.

1198. Now at the time of the construction of this arch, did the neighbourhood take any means to point out this insufficiency to the surveyor?—I am not aware that they did.

1199. Had you your attention at all called to it as a practical man, at the time the arch was constructed?—I cannot say immediately at that time, but since my attention has been much called to it.

1200. Upon having your attention first called to the subject, what steps did you take in consequence?—I took no steps.

1201. But in consequence of the overflow of the water from the smallness of the arch, you and the neighbourhood were induced to call a public meeting to take the subject of the sewage generally into consideration?—Yes.

1202. Which is the meeting you have alluded to in your former examination?—Yes.

1203. Have you any further observation to make with reference to the state of the sewage in any other part of your district?—I beg to call your attention to the sinuosities between Kennington Church and the Waterworks, and that part of the sewer which has lately been under the jurisdiction of the Waterworks.

1204. State what other inconveniences have arisen to the neighbourhood from the sinuosities of which you now complain?—We consider that one of the causes operating to cause the overflow; had the sewer been of greater capacity and straighter, the water would have passed off more freely, and in consequence we should not have been inconvenienced.

1205. Then your complaints, if I understand them rightly, are reduced to three: 1st, the inadequate construction of the arch; 2dly, the want of cleansing; and, 3dly, the sinuosity of the sewer?—Yes.

1206. Those complaints then have reference rather to the surveyor than the Commissioners of Sewers?—It will depend entirely how far the Commissioners have done their duty, whether the duty entirely devolves on the surveyor.

1207. At the same time those complaints rather affect the officers of the Commissioners than the system of sewage?—I should say so.

1208. Now, with reference to the system itself, have you any observations or suggestions to make to the Committee?—Yes; I consider that the Commissioners of Sewers, as now formed, are an arbitrary, irresponsible and unconstitutional body; arbitrary, because (if I understand the law right) from their decision there is no appeal; irresponsible, for from all inquiries that I have made, I cannot find that they publish any accounts, or are accountable to any person for the money they lay out; unconstitutional, because they possess a power which in my opinion is incompatible with the constitution of this country, inasmuch as I think it is one

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Mr. *Edw. Vigors.*

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of the fundamental principles of our law, that a man shall not be taxed without the consent of himself or his representatives. Looking over the charter or Act under which they are appointed, 23 Hen. 8 (there may be some other Acts which I have not seen, I think the Commissioners of Sewers have a recent Act of their own), I find that they are appointed under the direction of the Lord Chancellor and two other Judges, therefore you will see that the persons taxed and paying those rates have no voice in the making of those rates, neither have they, as far as my knowledge goes, any opportunity of knowing the manner in which the money is laid out.

1209. Supposing an appeal to be allowed, and the annual publication of accounts to take place, would that remove any or all of your objections to the system?—It would only remove my objections to them so far as it goes; it would make it better.

1210. Then in what other respects would you suggest any improvements in the existing mode of appointment of Commissioners?—I would suggest that they should be appointed the same as the surveyors of roads are now appointed.

1211. Does your answer apply to the Commissioners?—Yes.

1212. That is by election in open vestry?—Yes. Their accounts are likewise subjected to a revision and approval by a magistrate; I would recommend that system entirely.

1213. Would you require no qualification?—I should require a local residence and property qualification to the amount of 50*l.* a year; that is an assessment to the amount of 50 *l.* for the relief of the poor.

1214. With respect to the amount of the rates, has the neighbourhood any reason to complain?—Why, yes, I think they have great reason to complain; all those who have paid rates to the sewers, especially those parties who have suffered by this late inundation, which has been caused by the insufficiency of the sewers, and other causes.

1215. Do you think that the property of the neighbourhood has paid more for the advantages that it has received from the sewage than it ought to pay?—No; a greater part of the property that has been damaged is not subject to the sewers' rate.

1216. What property is not subject to the sewers' rate within the level or district under the jurisdiction of the Commissioners of Sewers?—The greater part is not subject to the jurisdiction of the Commissioners of Sewers.

1217. With reference to the expenses of management, have you any observations to make under that head?—I have no opportunity of knowing what the expense of management is: I know the gentlemen dine rather frequently at the Horns. I have no objection to their having dinners, I am sure.

1218. Have you ever applied to the Commissioners for copies of their accounts?—Never.

1219. Are you aware whether any application of the sort has ever been made?—I am not.

1220. What improvements or alterations would satisfy the petitioners, in reference to the sewage complained of?—Those improvements which would tend to prevent a recurrence of the evil; it was for that we applied to them.

1221. Now, with reference to the cost of making a sewer by a private individual, and constructing a sewer under the superintendence of the Commissioners' surveyor, have you any observations to make?—Yes, I must give you a case: if a person is desirous of covering a sewer which is under the jurisdiction of the Commissioners, he is not allowed to do it himself, but he is called upon to pay a certain sum to them, and they perform the works themselves. I was in hopes I should have had a friend here, Mr. Amphlet, who himself paid very considerably more to the Commissioners of Sewers than he would have done had he employed a respectable tradesman to perform the same works. I hold in my hand a Paper which was received from Mr. Sangster, of Kennington-lane, who himself paid to a respectable bricklayer for laying in a drain, 115 feet, 13*l.* 19*s.*, or about 2*s.* 4*d.* per foot; he paid to the Commissioners of Sewers for a continuation of the same drain, 23 feet, 9*l.* 16*s.*, or about 8*s.* 6*d.* per foot.

1222. Have you any thing further to add to that point?—Only to say, that instances might be multiplied of that nature. I should have stated there was a little more digging attending that part of the sewer that was laid in under the direction of the Commissioners of Sewers, but that could not have materially increased the expense.

1223. Have



1223. Have you any thing further to add?—Not on that point.

Mr. Edw. Vigers.

1224. What is the state of the sewer opposite Hanover House?—I should say that it is filthy, and in such a state as to endanger the health of the inhabitants. I attribute the collection of filth as much to the unevenness of the bottom of the sewer, as the want of frequently cleansing from filth.

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1225. The irregularity of the bottom of the sewer causes the filth here and there to stagnate; and the stagnation, you conceive, to be a source of annoyance?—Yes, I know it is a source of annoyance, and probably disease.

*Mr. Anthony Frederick Fearon*, called in; and Examined.

1226. YOU wish to make some observation with reference to sewage, and the jurisdiction of the Commissioners of Sewers, respecting the Vauxhall Creek, near which you live?—Having had a knowledge of the creek for more than 25 years, and coming to reside close in its neighbourhood for the last eight years, being aware that the houses were occasionally overflowed by high tides, which occurred on an average once in about six or seven years, I was led to ascertain what body had jurisdiction, and found that it formerly belonged entirely to the Commissioners of Sewers for Surrey, but that in the year 1805 they permitted the South London Waterworks Company to obtain authority by Act of Parliament, over about 800 yards of the Vauxhall Creek, next the river, for a feeder, or mode of supply to their works in the Oval; and I beg particular attention to one consequence of that surrender of their authority. The Waterworks widened the creek about three feet in the whole length, which they used; and passing through the grounds of Mr. James Biggs, uncle to the present occupier, Mr. Andrew, market-gardener, whose land was consequently cut through and lost for the whole length, which is more than 200 yards, three feet wide, beside casting sour, foul earth on the surface of the land, which was many years recovering its vegetative powers, without receiving any compensation from the Waterworks Company or the Commissioners of Sewers. About 1828, I commenced a correspondence with the Commissioners of Sewers, to induce them to prevent the mischief from the extraordinary high tides, and a memorial very respectably signed was presented in 1830 for that purpose. Also application was made to the Waterworks Company. I found that the Commissioners of Sewers pleaded they had lost the jurisdiction, and that it was matter of regret they had done so. It was alleged that the Waterworks Company in Parliament were stronger than them, and by that means obtained that Act of the 45th of Geo. 3, c. 119. I beg particular attention to what occurred subsequently with respect to the Commissioners of Sewers: if they regretted losing the jurisdiction of the creek, they themselves have been to Parliament three times since that period, and obtained three several Acts, 49 Geo. 3, c. 144; 50 Geo. 3, c. 183, and 53 Geo. 3, c. 79, and in which 53 Geo. 3, the Waterworks made their appearance, and had another Act without on either of those occasions the Commissioners endeavouring to get their jurisdiction restored, when I am informed, that in the first instance they need only have walked into the rooms and could have prevented the Waterworks obtaining any authority at all. The plea of non-jurisdiction has continued unto this day, so that the application for the construction of a tidal gate (in the propriety of which I am fortified by the opinion of several eminent engineers, and which has been done in several other instances, particularly the King's Scholars' Pond Sewer, on the opposite side of the river) has been objected to. It has been said that the houses are overflowed by the defective state of the drains; but I contend, that it is the great elevation of the tides, for, to my knowledge, the drain has been repaired and reconstructed to one of the houses, costing between 50 *l.* and 60 *l.*, but ineffectually to keep out the high tide, which on very extraordinary occasions, and more frequently since the removal of old London Bridge, has risen to 32 inches above Trinity mark, and that such influx occurs every year, and in some instances twice a year. The tide rises 14  $\frac{1}{2}$  feet at Vauxhall Bridge to Trinity mark, which gives a depth of about 7  $\frac{1}{2}$  feet of water in the creek at the lower end; at which period at the church, in the Kennington-road, there is but one foot six inches in depth of water, consequently there must be between those two points a fall of six feet, and between those two points is a space which the last witness has described as being foul for want of cleansing, by the bottom of the sewer being levelled. To obtain the restoration of the Commissioners of the Sewers, I exerted myself, and induced an honourable Member of this Committee personally to survey the place,

Mr. A. F. Fearon.



Mr. *A. F. Fearon*. and he was so strongly impressed with the impropriety of the Waterworks' control, that he was induced to endeavour to propose a clause in the London Bridge Act, to restore to the Commissioners of Sewers their jurisdiction.

7 May 1834.

1227. Did he succeed?—No.

1228. Did you inquire whether the Commissioners were favourable or adverse to obtaining again the jurisdiction over this sewer?—I wrote, and sent special messengers, but could obtain no answer.

1229. What is your opinion of the state of the sewage in other parts of the neighbourhood?—From all I can observe and learn, I concur in the opinion of the last witness, that the road about the length of Lord Holland's arch declines 18 inches, and that the bottom of the sewer rises 9 inches; but whether that is from the original bottom, or an accumulation of sand or earth, (which, if it is, ought to be cleared away,) I am not aware.

1230. I ask you whether the fall of the sewer of 18 inches is from the station-house down to the end of Lord Holland's arch, down to the end of it?—The fall of 18 inches is in the road, and the rise of 9 inches which I spoke of is in the sewer by the side of the road, where it descends towards the river.

1231. In consequence of that difference of the level of the sewer and of the road, what alteration would you suggest?—From the point first spoken of, the station-house to the Thames, I believe there is a fall of not less than 10 or 12 feet, therefore it is plain there is a most competent fall: by equalizing and uniformly sloping the bottom of the sewer in its whole length, to carry away very cleanly all the drainage water that may run into it, and to prevent the accumulation of earth or filth.

1232. You are aware that an alteration of that extensive description which you have spoken of could only be effected at a great expense, which will have to be paid by the inhabitants of the district?—I am quite aware of that, and believe that a considerable portion of those who have suffered through the inundation in December last do not pay sewer rates, and have not come forward with complaints for fear of incurring the charge of sewer rates, although they appear to me to be on a level that in strict propriety should incur sewer rates; but from what I have seen of this body of the Commissioners of Sewers, I am not at all desirous of their being armed with the power of levying those additional rates.

1233. Why did you seek to introduce any clause into the London Bridge Bill, with a view to restore the jurisdiction of the sewers over the creek?—Because in the Waterworks Act of 45 Geo. 3, the city received a fine of 5 *l.*, and 5 *l.* per annum for the use of the creek as a feeder to the waterworks. I also anticipated that the tides would rise higher after the removal of old London Bridge, and such has proved to be the fact.

1234. Are you aware of any endeavour on the part of the Commissioners of Sewers to recover their lost jurisdiction?—I am informed that they are about getting a clause introduced into the South London Waterworks Bill, which is in progress, to re-obtain their jurisdiction; but I believe that endeavour to be quite in consequence of the sitting of this Committee of Inquiry, and that after all it is only contingent upon the success of the Waterworks Company's Bill; and I was informed more than a year ago, that the Waterworks were ready to do any thing which the Commissioners of Sewers might require, to complete their surrender of the creek, having now entirely disused it by substituting an iron tunnel of about four feet diameter, as a means of supply to their waterworks.

1235. To whom did you write, and to whom did you send the special messenger alluded to in the former part of your examination?—I wrote to the secretary to the Commissioners of Sewers, and sent a special messenger to Colonel Gaitskell.

1236. Colonel Gaitskell was then the chairman?—He was.

1237. Who is the present chairman?—I think the gentleman's name is Nottidge.



*Jovis, 17<sup>o</sup> die Aprilis, 1834.*

HENRY GEORGE WARD, ESQUIRE, IN THE CHAIR.

Mr. *William Nottidge*, called in; and Examined.

1238. WHAT is the name of the Trust to which you are Chairman?—The Commissioners of Sewers from the River Ravensbourne in Kent, to the Ember Branch of the River Mole in Surrey.

Mr.  
*William Nottidge.*

1239. How is the district designated?—Sewers of Surrey and Kent.

17 April 1834.

1240. You are also a magistrate of the county, are you?—Yes.

1241. What is the extent of your jurisdiction?—The jurisdiction is divided into two parts, from the river Ravensbourne, including the parishes of Deptford, Rotherhithe, Bermondsey and Newington; the borough of Southwark, and parts of Lambeth, Camberwell, Battersea and Clapham, are under three local Acts; and from that part to East Moulsey is under the general law of sewers.

1242. Have you brought the local Acts with you, and can you put them in?—I have them.

1243. Of what dates are the local Acts?—1809, 1810 and 1813.—[*They were produced, and laid on the table.*]

1244. Were these Acts applied for by the district concerned?—Applied for by the Commissioners of Sewers; in consequence of the great extension of building, and sewers becoming interrupted, it was necessary to get additional powers.

1245. Were they applied for by the inhabitants of the district, or by the Commissioners of Sewers?—By the Commissioners of Sewers, I believe.

1246. How many parishes may be comprised in your district?—There are the two parishes of Deptford, part of Camberwell, the manor of Hatcham, Rotherhithe and Bermondsey, the five Borough parishes, Newington, Lambeth, part of Battersea and Clapham; all those parishes are under the local Acts.

1247. Do the Committee understand you to say part of your district is under the local Acts, and part not under the local Acts?—Yes; this part I have now mentioned is under the local Acts, the other part is under the general law.

1248. Have you any plan of the district?—I have a plan.—[*It was produced.*] The line of sewers under the Commissioners is marked red upon it.

1249. What is the population?—I am not aware of the number of the population, but the rateable property within the district I have mentioned amounts to about 800,000 *l.* a year.

1250. Have you brought a copy of the accounts made out in the way directed?—I have.—[*The Account was laid upon the table.*]

1251. This second item of your account of receipts, what is the meaning of it—“Amount of monies received for annuities granted?”—Under the three local Acts, we have power to borrow to the extent of 100,000 *l.*; about 82,000 *l.* has been borrowed under those Acts, and those sums are the annuities granted.

1252. According to the third item, it should seem you have borrowed money in two different ways, some by annuities and some by way of loan; is that so?—The Acts give us power to borrow, either by loan or mortgage, or by life annuities; we have taken some up in each way.

1253. You state the total amount of what has been borrowed, in both ways, at 82,000 *l.*; is that so?—I think it is thereabouts; I cannot speak precisely as to figures.

1254. It says, “Amount of contribution made in aid of new works;” is that when the Commissioners bear one part of the expense, and the proprietors of the land another?—Yes.

1255. Have you been chairman long?—Only from November last.

1256. As you have been so short a time chairman, would it not be expedient for the Committee to take the examination of the clerk as to the matters of detail?—Yes, if the Committee wish it; the clerk has brought the amount of sums taken up.

1257. Who was chairman before you?—Colonel Gaitskell.



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1258. Have you had any complaints of the state of the sewers from the inhabitants since you have been chairman?—Almost every court there are complaints made of some kind or another, which are immediately attended to, either being referred to the surveyor, or by the Court appointing a day for taking a view.

1259. Has any complaint been made by the inhabitants of any particular district under your commission, as to the want or inadequacy of the sewers?—We have had a complaint lately from the inhabitants on the border of Vauxhall Creek, from the circumstance of the tides having flowed higher than usual, and having done some little damage in that neighbourhood.

1260. That is the only complaint, is it?—That is the only complaint of any material consequence.

1261. Is there no complaint now under consideration from the inhabitants of Brixton?—It has not come to my knowledge; I believe it is the same thing as the Vauxhall; it is the Brixton line of sewer to which I allude.

1262. What was done upon that complaint?—A view was taken by the Commissioners, who met the parties complaining, and went all along the sewers as far as they complained of any grievance. It was then referred to the surveyor of the district, for him to report what was necessary to be done in order to give relief. When that surveyor reported, finding it did not embrace some things that had been pointed out as necessary by the complainants, it was referred to all the three surveyors, for them to consider the subject and report in writing, it being considered as a question of magnitude.

1263. And did they so report?—They have so reported, but it is referred back again for further consideration.

1264. The Committee could have the report then made, of course, if necessary?—Yes.

1265. Is it likely that any alteration will take place in the construction or enlargement of the sewers, in consequence of that complaint?—The banks will certainly be straitened, many of the places where there have been encroachments made in the sewers will be removed, and the sewers will be deepened in certain places, and the banks required to be heightened, which I have no doubt the Commissioners will order, but there is no order made at present.

1266. Is it your opinion a sufficient remedy will be applied to the evils complained of by the parties?—It is the intention of the Court to do so.

1267. Have you had any other complaint from any other part of the district in the neighbourhood of London, or in London?—We have complaints from some sewers in Christchurch and some sewers in St. Saviour's, the parish requiring the Commissioners to arch them over; that was under the fear that was created in the public at the time of the cholera, and the funds of the Commissioners would have been totally exhausted if it had been attempted to be carried into effect; but a more frequent raking and cleansing of the sewers has taken place ever since.

1268. Does the general law relating to the construction of sewers give great facility for the making of sewers, or are there not some legal difficulties in the way of settling the amount of expenses to be paid by the tenant and the amount to be paid by the Commissioners?—We have had but very little experience. There has been but very little called for in the district under the general line of sewers, but there is a great inconvenience after the jury have taken a view and made their presentment: it states that *John Nokes* must do so much, and *Thomas Stiles* so much, and so on the different parties, stating to each the length they are to cleanse, the depth they are to go, and the width. Great inconvenience is found by one person beginning, perhaps, at the upper end of the sewer, another at the middle, and some not beginning at all; so that it is found very difficult to get the sewer done in a proper manner.

1269. How is the expense proportioned between the Commissioners and the landlord and tenants of any particular open sewer, supposing the inhabitants to require it to be covered?—To be arched?

1270. Yes.—We have no power in the country district to arch over, at least I conceive so; it is not generally required; it is only among buildings adjoining houses that it is wanted.

1271. The Committee are speaking more particularly of the sewer in Christchurch?—When the Commissioners view, they determine whether it is a public sewer or private sewer: if a public sewer, and the public will be benefited, the work is done wholly at the expense of the Commissioners; if it is a private sewer, it is done at the expense of the individuals; if it is partly private and partly public,  
 the



the Commissioners determine, on their view, what proportion the Commissioners ought to bear, and what the individuals.

1272. Do you consider the sewer that runs through the parish of Christchurch and empties itself into the Thames somewhere between the Iron Bridge and Blackfriars Bridge, is a public or a private sewer?—I am not able to answer that question.

1273. How do you distinguish a public from a private sewer?—Those that we deem public sewers are all enumerated at the commencement of our own book.

1274. Do you consider the public sewers to be those which are enumerated in the local Acts, as then existing at the time when those Acts were passed?—Those that were connected with sluices are all mentioned in the Act of Parliament; there have been many sewers made since, which are not enumerated in the Acts.

1275. Still those made since are public sewers, are they not?—Yes; and they are all universally under the public roads, not interfering with private property.

1276. What distinction do you draw between public sewers and private sewers?—The public sewer is for the general drainage, or for the accommodation of the public; a private sewer is, where it is for draining private property, or private premises.

1277. When it is for draining the premises of some one given individual, is it?—Yes, or more. Perhaps I had better state, almost the whole of this district is under high-water mark, and the tide is kept out by a river-wall. There are certain penstocks at different points, connected with the sewers, that drain the division; and all those are public drains or public sewers.

1278. There is a sewer which is open at Castle-street in the Borough; is that a public sewer?—Yes.

1279. Why has not that been arched in?—On account of the expense of doing it, it being the opinion of the surveyors that it was not necessary to be arched.

1280. Can you yourself, of your own knowledge, tell the Committee whether that has not been considered extremely unwholesome and offensive to the inhabitants of that neighbourhood?—I am aware that there is a court abutting on that sewer, where very great nuisances have been created, and it was the occasion of a complaint being made of the sewer; the Commissioners went down and viewed, and ordered such work to be done as they thought necessary to remove the inconvenience, and I have heard no complaint since.

1281. Has any testimony of medical men to that effect been laid before you?—I am not able to answer the question from that particular sewer.

1282. As to the unhealthiness arising from that particular sewer?—I am not aware of it.

*[The Committee desired the witness to remain in the room while the next witness was being examined; and in case he had any observation to make upon his testimony, to state it to the Committee.]*

Mr. Beriah Drew, called in; and Examined.

1283. WHAT are the powers of the Commissioners to arch over sewers, on being required so to do by the inhabitants on a requisition, stating the offensiveness of any particular public sewer?—There has always been considerable doubt whether the Commissioners had power to arch existing sewers. The local Acts of Parliament gave them power to raise money to make new sewers, and it has been rather considered that the owners of the adjoining lands and grounds should, when they required it for their own convenience, be at the expense of arching; for the purpose of sewage, the open state being preferable to the covered state.

1284. Do the local Acts specifically state the case of arching over sewers already existing?—They do not.

1285. If complaints are made from the inhabitants of any particular locality, should you not comply with their request to arch over any sewers, provided that request was made by the majority of the inhabitants?—I do not think the Commissioners would find their funds equal to it; we have many miles of open sewer, and no rate the Commissioners could impose under the present power would raise sufficient money to do it. The Court has always considered the sewage of the country was more under their jurisdiction to get the water away from the land. We are considerably under high-water mark; in some parts as much as 10 feet under high-water mark; there has always been considerable difficulty in clearing the water from the land.

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1286. Would you not consider yourselves bound by the representations of a majority of the inhabitants of that locality?—When the public have been very much interested in it. Where the sewer has been along a public road they have at times arched over, and at other times have contributed.

1287. Would the opinion of the majority of the inhabitants weigh with the Commissioners of Sewers, so as to influence them to undertake any work?—It would weigh with them considerably.

1288. Does it weigh with them?—It does.

1289. Is it only as a matter of opinion, or do they feel themselves bound to attend to the representations of a majority of inhabitants?—Certainly not bound to attend to them.

1290. Is there a case in which a representation of the majority of inhabitants has been made and not attended to, or is there not?—There are cases in which it has not been complied with.

1291. From want of funds?—Yes; or when deemed injudicious.

1292. What limit is put to your power of raising by rate?—Eighteen pence

1293. On that rental of 800,000 *l.*?—The total amount of the rateable division is 773,000 *l.* The chairman, I think, has taken the whole of the parishes enumerated; but the whole of the parishes do not come under the commission.

1294. What is the distinction?—We only tax the low land of the parish; for instance, of Camberwell we only take the low lands.

1295. Do you not take the high lands of Camberwell?—No.

1296. On what principle are they exempted?—It was always considered they were not in the Marsh; that they were above high-water mark, and therefore not included.

1297. Do you consider they derive no benefit from the sewage generally?—I should say that they did.

1298. Are they exempted by your own authority or by the local Acts?—By decisions.

1299. By decision of a court of justice or of the courts of sewers?—By the decisions of courts of justice.

1300. Have you had any case of that kind?—These Commissioners have not of late years; not during my time at all.

1301. In what Court, or before what Judge, have these decisions taken place?—They have been decisions of the Court of King's Bench.

1302. Do you consider it to be a principle of your exempting to rate, that it is to be levied simply on those lands which are below high-water mark?—I do not myself; not my own private opinion; but that has been the constant practice of the Court of Sewers on the Surrey-side of the water.

1303. Has that been the rule on which the Commissioners have acted?—It has.

1304. Is there a majority of the Commissioners of the court living above high water mark?—I do not know as to residences; certainly not a majority.

1305. Have a considerable proportion of the Commissioners property above high-water mark?—Yes; but also below.

1306. Will you put a list of the Commissioners in, with their residences?—Yes.

1307. How do you address your circulars?—I know those that come and qualify.

1308. How many Commissioners are there in this trust?—I think there is about 300 Commissioners.

1309. How many have qualified?—About 75.

1310. Put in a list of the Commissioners, with a mark to denote those that have qualified, and the average number of attendances?—I will.

1311. How are vacancies filled up? How do you proceed to add in the commission?—The commission emanates from the Crown.

1312. Do the existing Commissioners submit a list to the Lord Chancellor for his approval?—By petition.

1313. They apply by petition to the Lord Chancellor, do they?—And two Judges.

1314. And the list, as submitted, is always approved of?—Always, in my time.

1315. Has the Lord Chancellor frequently made additions himself, without this petition?—Not that I am aware of.

1316. There have been no names added under what is called the *cold seal*?—I only recollect one, and I hardly know how that was done.

1317. And



1317. And have there been many instances of applications being made on the behalf of the rate-payers for additions to be made to the list?—No.

1318. How often are your courts held?—There are eight fixed courts in the year, four immediately after the quarter sessions of the peace, and the others in the interval; there are a great number of other special courts.

1319. Courts are held on fixed days of the year?—The second Friday in January, April, July and October.

1320. Are the courts open courts?—No, not to the public.

1321. The public have no right of admittance, have they?—They do come.

1322. But have they a right as a right?—The doors are not shut against them; they are seldom there.

1323. Do you hold the court to be an open court?—We hold it to be an open court.

Mr. *Nottidge*.]—I have known the crier proclaim it as an open court.

1324. Is the public aware it is an open court?—I should think not.

1325. What is the mode of keeping your accounts; are they accessible to the rate-payers?—Yes.

Mr. *Nottidge*.]—Any rate-payer has a right to a copy of the account by paying for it.

1326. What is the fee?—It is 4 *d.* for every 72 words.

1327. Is that provided by the Act?—Yes.

1328. How are figures considered; are they words or figures?—Four pence for every 72 words or figures.

1329. Under what Act is that?—The 49 Geo. 3, c. 183.

1330. Have many copies of accounts been called for by the rate-payers?—I do not recollect but one.

1331. Is there any statement of the accounts published at the end of the year?—Not published; they are audited, not published.

1332. Nor submitted to any other authority?—No.

1333. Are they laid before Parliament?—Accounts have been presented to Parliament.

1334. Every year?—Up to within two years of this time.

1335. Not annually done?—No.

1336. Only by motion?—Only by motion.

1337. There is no provision for submitting the accounts to Parliament by any of the local Acts?—Not any.

1338. How long ago is it since the account you allude to was demanded?—It is within two years; I think the beginning of last year.

1339. Who asked for the accounts?—I think it was on Mr. Hume's motion.

1340. Did you charge the Commissioners at the rate of 4 *d.* for every 72 words, for making out that account?—No; it was submitted to the court, and they made me some allowance.

1341. Not according to the clause in the Act of Parliament quoted?—No.

1342. The principle on which your rates are levied is the same as that adopted in any other district; that all those are liable to the sewer-rate who either avoid damage or receive benefit from the sewers; is not that so?—Under this Act of Parliament the whole of that level we are now speaking of is made liable.

1343. Upon the principle that they avoid a damage by the sewerage?—Yes, they receive a benefit absolutely. The borders and confines extending above high-water mark is limited to 200 yards.

1344. The Act defines who shall be liable to your rate and who shall not, does it not?—It says all property within certain levels shall be liable. Before the passing of this Act the district was in different levels with respect to different sewers; one was called one level, and another called by a different name; they were put under one general law, making one rate for the whole level.

1345. Does the Act say that you are to levy rates on all houses of a certain level? Is that what the Act says?—Within those certain levels; it does not define what extent those levels are by the Act of Parliament, but within those certain levels the rate is to go.

1346. Of a certain level with reference to high-water mark?—It does not state that, nor any thing about high-water mark.

1347. Is *level* an arbitrary term?—Yes.

1348. Does level mean, in your acceptation, a certain district, or division of your district?—Yes; originally it was the land drained by a particular sewer.



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1349. And has no reference to the high-water mark, has it?—No.

1350. It has no reference to the altitude?—No; the Committee had perhaps better get that from the surveyor. The recital of the first local Act may give some information on that point.—[*The witness read the recital of the local Act.*]

1351. Read the passage in which the word *level* is used?—They are called districts, and are made into divisions.

1352. Do you think the word *level* is used in the Act at all?—I do not think it is.

1353. The whole of the parish of Camberwell is under this commission, is it not?—Not under what we call “the rateable division.”

1354. The whole of the parish is under the jurisdiction of the Commissioners of Sewers?—That will depend on what the law would be considered, whether the Commissioners have jurisdiction beyond a certain point or not. That which is marsh land there can be no doubt about; that which is high land there has always been a doubt about.

1355. What are the provisions of the Act, with respect to whom you shall rate and whom you shall not rate? How does the Act describe the persons you are entitled to levy on?—The third Act of Parliament made these different levels into two districts; the clause is in the 53 Geo. 3, c. 79.—[*The witness read the clause.*]

1356. In which of these two divisions is the parish of Camberwell included?—In the East Division.

1357. Is the whole of the parish of Camberwell included in any division?—No, not in these divisions.

1358. Why not?—Because the high land was not on any level previous to the passing of this Act. As the Commissioners have understood the law of sewers, it is only all those lands which would, in case there was not a sea-wall or river-wall, be overflowed, which are within their jurisdiction.

1359. And no other lands?—And no other lands.

1360. That is, they understood it thus: If the Committee rightly interpret the provisions of that Act, it is, that it consolidates all the lands which were, before the passing of the Act, comprised within the limits of *this* sluice, *that* sluice, and *another* sluice: it consolidated them all into one division, and it places the whole of that land so consolidated under the management of those Commissioners, does it not?—Yes.

1361. And no other lands?—And no other lands.

1362. Do you state, the high lands of the parish of Camberwell were not, before the passing of that Act, understood to be comprised in the division of any one of those sluices therein specified?—Not any.

1363. Although they derive an indirect benefit from your sewage, you do not consider them as contributable to it?—No; the water falls off from the high land, without any assistance from the Commissioners’ works.

1364. Do the high lands of the parish of Camberwell derive any individual benefit from the sewers?—They do in this respect: suppose the water was not taken from the marsh land, they could not get up to the high land through the marsh lands; you must approach them by some other way.

Mr. Nottidge.]—The general law of sewers would operate over this division: on any complaint being made of sewage being wanted, we should proceed by a jury.

1365. You conceive no person can be rated in your district, who does not derive a benefit from the sewers?—No.

1366. The rateable property which you alluded to just now, 770,000 *l.* a year, was on property situated, before the passing of the Act, within some one of those sluices therein specified, and consolidated by the Act under your jurisdiction?—Yes.

1367. Does the present rate which you levy reach the limit of 1 *s.* 6 *d.* in the pound on that rateable property?—No.

1368. How much is it in the pound per annum?—Not quite 6 *d.* Perhaps I should explain how that is; the usual way is to make a shilling rate, and to make it once in about two years, or two years and a half.

1369. What is the aggregate debt now owing?—£. 81,722. 11 *s.* 6 *d.*

1370. At what rate of interest is that borrowed?—That which is upon loan is, 4,900 *l.*, at five per cent.; 12,500 *l.*, at four-and-a-half per cent.; 13,000 *l.*, at four per cent.; and 15,500 *l.*, at a fraction under four per cent.

1371. The



1371. The money borrowed at the lowest rate of interest is that which has been most recently borrowed, is it not?—Yes.

1372. Is the five per cent. loan not redeemable for a certain number of years?—It was not at the time; it was borrowed for so many years certain at the time.

1373. Which time has not yet expired, is that so?—I think it has now expired.

1374. And have the Commissioners made no effort to reduce the interest of that, or to borrow money at a lower interest to reduce that loan?—No; they have had so many works to do that they have not had much time to think about that. It is only 4,900 *l.*, and most of the same persons have advanced sums at a lower rate of interest.

1375. Are there any large bondholders among the Commissioners?—Latterly, there have been.

1376. There appears in these accounts a certain sum of money borrowed on annuities; at what rate of interest do those stand?—Various rates, according to age.

1377. Was it borrowed on more advantageous bargains than if borrowed on loan?—We must have reference to the time it was borrowed; they have been a long time in existence, some of them; they were all done by public advertisement, and the lowest tenders were accepted.

1378. Can you state the names of the principal bondholders?—Yes; there is Mr. Peache, Mr. Hicks; those are the two largest.

1379. Can you give a few more?—There is a Mr. Miller and Mr. Robinson.

1380. Give the ten principal bondholders?—I do not think there are ten.

1381. Can you state the average amount of the bonds held by parties there named?—They vary very much; that of Mr. Peache is 11,500 *l.*; Mr. Hicks's is 5,000 *l.*

1382. What rate of interest do you pay those gentlemen?—Mr. Peache a fraction under four per cent.

1383. And Mr. Hicks?—Mr. Hicks is four per cent.

1384. Is there any at any higher rate of interest than that?—Not of late years.

1385. Are the Commissioners paying any higher rate of interest than that you now stated?—Yes; 4,900 *l.* is at five per cent.

1386. Any other at five per cent.?—No.

1387. Who are the bondholders to that extent?—Richard Farmer's executors, 1,000 *l.*; Thomas William's executors, 900 *l.*; Matthew Robinson, Esq., 3,000 *l.*: making 4,900 *l.* Mr. Farmer's executors have also 1,000 *l.* at four per cent.; and Mr. Robinson has 2,000 *l.* at four per cent.

1388. When did the Commissioners first begin to get into debt? Has the system of raising money by way of loans been pursued for some years past?—Only in consequence of the Acts of Parliament; the powers were derived under these Acts; the making of new sewers previous to that was considered out of the jurisdiction of the Commissioners. This Act was obtained for the purpose of making those new sewers, and the money has been borrowed for the purpose of executing those works.

1389. Immediately after the passing that Act there was a considerable increase of expense in making the new sewers, was there not?—Considerable.

1390. And for that specific purpose it was you borrowed the loan; is not that so?—Yes.

1391. But there was a debt prior to the passing of those Acts, was there not?—Not any.

1392. When is the first of those Acts?—1809.

1393. In the year 1824, in your account there appears to be the very large sum of 31,870 *l.* expended on new works; were there any very great sewers made in that year?—Finished, I should think, in that year—commenced the previous.

1394. What sewer was it which entailed so very heavy an expense?—It was the making of the new Duffield Sewer, the line of which runs from Vauxhall to Bermondsey.

1395. Who was the chairman when that sewer was made?—Mr. Gaitskell.

1396. Are your works all performed by contract?—All.

1397. By public tender are the contracts obtained?—Not public tenders.

1398. Not by public tender?—Not by advertisement. Some 8 or 10 or 12 persons are written to to deliver in contracts.

1399. Suppose application to be made for any new sewer by certain parties, what proportion of the expense do you require them to bear, supposing it to be a



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fit cause to make it; what proportion do you require the parties to bear, and what proportion would you throw on the Commissioners; have you any fixed rule?—Not at all. If it was for the public benefit, and the Commissioners could command the funds, they would make it wholly at their own expense; if private parties were very much interested in it, they might require them to contribute a third, or something of that kind.

1400. What is the general proportion that they require; have they any rule on that matter?—No; they have on some occasions required as much as two-thirds or a half, and sometimes as low as a third.

1401. Have there been applications made by parties, the compliance with which has been refused on the score of unwillingness of parties to contribute the necessary funds out of their own pocket?—Not on that account, but more on account of our not having the money at command. There are so many applications for new sewers; that the Commissioners could not raise all the money required at once; they are obliged to take it by degrees.

1402. A great many applications always remain not complied with on that account; is that so?—During the time of the cholera the arching was very much applied for; the calculation was, if the archings of the public sewers at that time were made, it would have cost 63,000 *l*.

1403. Do you mean it would have cost 63,000 *l*. to arch over all the sewers?—To arch over all the sewers that were applied for.

1404. And in consequence of the expense, did you decline compliance with all those applications, or were there some with which you did comply, and others with which you did not?—I do not think there were any done on account of the cholera, because the Court held a different feeling on that point. Out of all the men employed by the Commissioners of Sewers, and who were constantly in those sewers, there was not one of those attacked by the cholera.

1405. In stating that what you levy is 6 *d*. in the pound on the actual rental, what year do you refer to; the sums levied by the rate appear to have varied very much?—The Commissioners make shilling rates, as near as possible, now every two years; before that they made them nearly every three years.

Mr. Nottidge.]—The rates are not made all in the same year, but some in one year and some in the next; and when the parish of Lambeth is included, there is more money collected than in another year, in consequence of the extent of the parish.

1406. You appear to have borrowed in 1833 a large sum, 16,500 *l*., by these accounts; is not that so?—Yes; that was for the purpose of making new sewers; partly necessary, in consequence of the new London Bridge.

1407. Do you find much difficulty in collecting the rate?—There has been latterly more difficulty than there was before; before I was clerk, I understand, there was difficulty; that was the outcry for want of sewers.

1408. What is your process if the rate is not paid?—The party is summoned before the Commissioners, to know whether he has any ground for nonpayment; the demand is then made in writing by the collector; at the end of three days the collector is authorized to apply for a warrant; he is then sworn to have demanded the rate, and has also summoned the parties before the Commissioners; and the Commissioners then, if there is no reason why the defaulter should not be required to pay, sign a warrant of distress.

1409. Can you tell me the number of distress warrants that have been signed within the last year?—I cannot.

1410. Give an account to the Committee of the number of distress warrants issued in the last two years, and the amount of expense in each case to the parties?—104 within the two years have been issued and executed;

of which, 79 created an expense to the parties of 3 *s*. each.

9 others	-	-	-	-	-	5 <i>s</i> . 6 <i>d</i> .
1 other	-	-	-	-	-	6 <i>s</i> .
12 others	-	-	-	-	-	8 <i>s</i> . 6 <i>d</i> .
1 other	-	-	-	-	-	12 <i>s</i> . 2 <i>d</i> .
1 other	-	-	-	-	-	14 <i>s</i> .
1 other	-	-	-	-	-	16 <i>s</i> . 5 <i>d</i> .

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1411. Is there any fee received by the clerk on the issuing of a warrant?—There is not now; there used to be.

1412. State



1412. State the exact fees paid, if alike in all cases, for the different processes and the issuing the warrant?—There is no expense, unless it comes to a warrant of distress.

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1413. You state, for some period of time there has only been one application for the accounts?—I do not recollect but one application.

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1414. Do you know whether the rate-payers are aware that they might have the account on demand?—I cannot say; that was required by a party who knew of the Act of Parliament.

1415. Do you know, of your own knowledge, that the rate-payers generally are aware that they have the power of demanding an account?—I do not know whether they are aware of it or not; the Commissioners have had the Act printed, and they are very much distributed; all the Commissioners have them, and a great number of other parties have them.

Mr. Nottidge.]—I have no doubt the rate-payers are convinced, the principle on which they are rated is the same as the poor's-rate, and they have a right to demand a sight of the poor's-rate. The rate follows the poor's-rate.

1416. What are the rates paid on originating a sewer when a party applies?—There has not been in my time any fees payable to the clerk at all on entering a sewer. The whole expense in private sewers to which the party is put, is the fee of half a-guinea to the surveyor for his report; the Commissioners do not allow those entries to be made into sewers, unless by a report of their surveyor.

1417. That is the whole expense to an individual?—And the expense of the work.

1418. What becomes of those fees; does the surveyor receive them as part of his emoluments?—Yes.

1419. What is his salary?—£. 50.

1420. Have you any account kept of the amount of fees that he receives?—No.

1421. Do you know the amount?—I do not.

1422. Is there more than one surveyor?—Three surveyors.

1423. Here is an item in the expenditure—so much for officers' salaries, 540 *l.* in the last year; who are those officers who receive that?—The clerk, assistant clerk, surveyors and bailiffs; the salaries of those officers are,

Clerk, including offices and all fees	-	-	-	£. 750
Assistant clerk	-	-	-	100
Three surveyors, each	-	-	-	50
(They have commissions on works executed.)				
Bailiff	-	-	-	25

1424. What is the usual number of attendance of Commissioners at a court?—I should think the average number would be 23 or 24.

1425. Have you any limited number to constitute a Board?—Six, by the general law of sewers.

1426. Six is necessary to constitute a Court?—Yes; all acts of court are signed by six, all warrants of distress are signed by six.

1427. Nothing is paid to the Commissioners for their attendance, is there?—There is the allowance under the old law; they do not take it.

1428. The whole attendance of the Commissioners is gratis?—Yes.

1429. What are the allowances for dinners and journies?—There is no allowance for journies; on the days of the view they have a dinner, and at the audits they have a dinner. The Commissioners have two dinners generally in the year, and on views; that is uncertain.

1430. Do the juries have a separate dinner, or dine with the Commissioners?—No, we have very few juries; they generally have an allowance given them, which they may spend in a dinner or not.

1431. Of what amount?—I think 10 *l.* was the last allowance given.

1432. To a jury of how many?—Sixteen, I think.

1433. Pray what is the process of assessing a rate for a year?—Principally making it similar to the poor's-rate.

1434. Do you apply to the parochial officers for the poor's-rate?—Yes.

1435. What fee do you pay them generally?—That depends on the length of the rate.

1436. Is it collected along with the poor's-rate?—No.

1437. What is the mode in which you assess your district, or any part of your district; by jury?—No, not this district; by the Commissioners themselves.



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1438. The Commissioners themselves assess?—Yes.

1439. Without the intervention of any jury?—Yes.

1440. Then what is the office of the jury, when one is empaneled?—Principally of late, as regards the banks of the Thames, who should support particular parts of them.

1441. The duties of the jury are generally confined to some particular sewer, and who is liable to its repair; is that so?—Who is liable to the repair of the banks. The last jury was in consequence of the dilapidated state of the banks of the river at Rotherhithe.

1442. What is necessary for the whole district is in the breast of the Commissioners?—Entirely.

1443. Is that under your Act?—Yes.

1444. Explain the principal items of the charge for incidental matters in the year 1832, amounting to 240 *l.*?—The principal items are the money paid to the keeper of the sessions-house.

1445. What is that?—Ten guineas, the Commissioners' expenses and dinners, and postages of their letters.

1446. What are the Commissioners' expenses?—The Commissioners' expenses are their coach-hire; the district is so very wide, that they are obliged on views to have coaches.

1447. What does the expense of dinners per annum amount to?—It varies; I should say not 200 *l.* a year.

1448. Explain to the Committee the principal items of the charge of 408 *l.* in 1833 for incidental matters?—

	£.	s.	d.
A valuation of annuities - - - - -	5	5	-
Rent, insurance and paving of dépôt - - - - -	14	-	1
Stationery, printing and binding of rates - - - - -	88	1	6
Mr. Wood, collector, overpaid on a rate collected by him -	71	17	1
Allowance toward rebuilding a wall, injured by deepening a sewer - - - - -	30	-	-
Commissioners' expenses, including postages and coach-hire	198	18	3
Making - - - £.	408	1	11

1449. Now, the next item in the account is a charge for making private drains and arches for individuals; that appears to amount to 2,196 *l.* in 1831; can you state the individuals for whom those drains were made?—This list includes the names. (See *Appendix*.)

1450. When application for a private drain is made to you, what are the conditions on which you advance money, and in what proportion do you advance money towards the making of that drain?—If strictly a private drain, the party requiring that private drain for his own purpose bears the whole expense.

1451. In tracing along the series of years, and comparing the amount you have paid for private advances out of the Commissioners' funds, and what has been paid to you by private individuals, it seems on that average the Commissioners have paid half; state on what principle are the advances made?—Where the public would receive a benefit, a sewer that would take any public water at all, and the Commissioners thought it would be for the public benefit, they would contribute to the expense of it, although the application came from a private individual; when it is strictly private, and the public will not receive any benefit at all, the party is expected to pay the whole expense; he pays that money into court; a contract is then made with a tradesman to execute the work, and when that work is executed to the satisfaction of the Commissioners, the money is paid out again; if the work happens to be done at a less sum than the estimate, the balance is returned to the party; the money might be paid in on the audit of one account, and paid out on the audit of another account.

1452. Do you think you have a power under that Act to pay a larger share than one half?—I think so; there is no limit in the Act.

1453. You might have the whole expense of making a new sewer without any advance from the proprietors of the ground?—The Commissioners might do so; but they would be raising money from the public, and expending it to the service of a private individual, which they would not consider right.

1454. If



1454. If the drain was partly beneficial to the public, as almost all sewers are, would not the Commissioners feel empowered by the Act of Parliament to advance nearly the whole?—Certainly.

1455. Do you not think that opens a door to their almost, except nominally, originating a sewer? If they could get any party to advance any portion of the money, do you not think that would give them a power of virtually originating a sewer, although nominally they would only be advancing part of the money?—It might do so.

1456. You have never so construed the Act of Parliament, have you?—No.

1457. But you have always considered it as a *bonâ fide* arrangement between the parties, and with reference to the interests of the public?—Entirely *bonâ fide*.

1458. Do you consider yourself precluded from originating a sewer by that Act of Parliament?—Not for public purposes; the Commissioners do originate sewers for public purposes.

1459. Entirely?—In this district, entirely.

1460. Do you do that under the old law of sewers?—No, under the local Acts; the old law of sewers was not considered sufficient.

1461. And you have had that power under the local Acts?—Yes.

1462. Do you not express a doubt as to the power you have to alter existing sewers?—Yes; to arch or to deepen.

1463. Give the grounds of that doubt?—Always the presentments of the juries, in former times, have been, “to cast and cleanse sewers to their ancient width and depth,” and at that time the parties liable always did the work; the Commissioners did not do the work, only saw that it was done.

1464. Then if a complaint were to come from a neighbourhood of the unhealthiness of an open sewer, you would plead an inability to comply with the request of the inhabitants, on the ground that you had not power to arch over the sewer?—

Mr. Nottidge.]—If it was within our district, under the local Act, we should immediately refer it to the surveyor, for him to go and view, and report; and if his report was not satisfactory, the Commissioners would go and view, and then determine what should be done, according to the nature of the subject.

1465. You consider you have the power, on a view, to take such measures you think expedient?—

Mr. Nottidge.]—I think so, under our local Act.

1466. You are a solicitor?—I am in the law, but not admitted a solicitor.

1467. You adhere to what you have stated; you entertain great doubt of the power of the Commissioners to alter existing sewers?—Yes; to arch over or deepen existing sewers, when we consider it is not necessary for the purposes of sewage. Open sewers are more preferable for the purposes of sewage than arched sewers. The effluvia arising from open sewers, the Commissioners do not feel they ought to interfere with.

1468. Do you not take the public health, influenced by that effluvia, into consideration?—No, only in public thoroughfares; there have been instances where the Commissioners have contributed towards it.

1469. Are there any instances in which the Commissioners have borne the whole expense?—I do not call to mind any; but I think there may be where they have contributed the whole expense.

1470. Can you state where?—There was a portion in Fishmongers'-alley, in the Borough.

1471. (*To Mr. Nottidge.*) Is your interpretation of the law the same as that we have received from Mr. Drew, that it does not lay within the competency of the Commissioners to expend the money of the trust in arching over sewers by way of preserving the public health?—I am not able legally to speak to that fact. I should have no doubt if a great public advantage was derived from it, that the Commissioners have authority to do it; but as Mr. Drew has stated, it is a principle with the Commissioners, that open sewers are preferable to arched sewers; they would not arch unless particularly called for. Where sewers have been arched in the public streets, the effluvia from the gullyholes has been stronger than the effluvia was from the sewer before it was arched. We cannot get the better of that.

1472. (*To Mr. Drew.*) When you make a new sewer through the property of a private individual, it being a sewer for public purposes, in whom does the pro-

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perty of the land above the sewer vest after your sewer is made?—There is no instance of any being made since 1820, of a public sewer through private lands, but in one situation.

1473. Where is that?—Down at the end of the Duffield sewer, at Bermondsey.

1474. Do you purchase the property?—In this case we agreed that the party should have the site of the old sewer, giving us the line of the new sewer.

1475. Supposing the site of the old sewer was in another man's property?—Then we must purchase.

1476. And do you always purchase?—We have had no instances of it except the one I have mentioned, and one recently where we have purchased.

1477. Supposing the land to be purchased, and you make a public sewer through private property, does the land vest in the Commissioners?—Yes.

1478. Entirely?—Entirely.

1479. And in the event of your altering the line of that sewer, does the property still remain in the Commissioners, supposing you abandon a sewer?—It would remain still in the Commissioners; there would be nothing to take it out of the Commissioners. I take it, the mere abandoning the sewer would not divest them of the power over the land they purchased.

Mr. *Nottidge*.]—When we go through private property nigh the waterside we generally allow the tenant in possession to have the use of the wharfs, taking care it is accessible to the Commissioners at all times, and that no greater weight shall be laid on it than it is capable of bearing. I know of no instance of abandoning a sewer so circumstanced.

1480. They retain the freehold of a line of land?—We have no instance of having abandoned a sewer; there have been one or two exchanges, where for the new line of sewer we exchanged another; there was one under the Duchy of Cornwall before my time.

1481. How much land on either side of a sewer belongs to the Commissioners?—The banks.

1482. What are the banks of the sewer?—That would depend upon its width and depth; I do not know how to define that.

1483. There is no fixed distance on either side of the sewer which belongs to the Commissioners?—I should consider only so much as would be necessary to keep up the banks as a sewer.

1484. But a covered sewer under ground has no banks, has it?—No.

1485. You do not consider the Commissioners have any property outside the walls, do you?—No; not outside the brickwork.

1486. If you purchased a line of ground to make a sewer, of course in your purchase you would specify the width of that?—Yes.

1487. And if you felt it necessary to abandon that, and to change the direction of the sewer, would you not find yourself at liberty to change that piece of land, with the property, for another piece of land?—That which we purchased we should. I have always felt considerable difficulty in doing so with that which was not purchased, but an original sewer. Until this last Act of Parliament passed, I felt the Commissioners had no power to sell.

1488. By your present Act they have the power to sell?—By the recent public Act they have the power to sell; but under the general Statute of Sewers they had not, and could not make a title.

1489. You said the high parts of Camberwell were not assessed, did you not?—Yes, they are not assessed.

1490. In the sewers that run through those parts, do you interfere in the management at all?—Not at all.

1491. Do you leave them entirely in the hands of the respective proprietors of the land?—Entirely. There have been several instances, which is out of the rateable division, where parties have complained, and the Commissioners have interfered and required the owners to do certain acts for the better improvement of the sewage; but they have never interfered beyond that.

1492. Those sewers empty themselves into yours, do they not?—They do.

1493. Do you consider that the advantage to the proprietors of the property there justifies you in assessing it?—In justice it ought to do, perhaps, but we fear the law would not hold us out in assessing them.

1494. Are you aware how the sewers are managed there?—By the owners themselves.

1495. Does



1495. Does each individual maintain the part that passes through his own land? —I believe that to be the case. Mr. Beriah Drew  
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1496. Are such inhabitants as do not live upon property through which a sewer passes altogether exonerated from assessment and from expense?—Yes, in the high lands they would. 17 April 1834.

1497. Now come to the low lands ; do you assess the whole of the low lands that lay under high-water mark?—Yes.

1498. Do you assess property through which a sewer does not pass?—Yes.

1499. Do you assess houses that receive no benefit from a sewer?—They must all receive benefit.

1500. Except a surface drainage, do they?—They receive the benefit of surface drainage, and the water is taken out of the land by means of the sewers.

1501. Are there any streets assessed in your district through which no inclosed sewer passes?—Yes, there are.

1502. Are the inhabitants of such streets assessed equally with the inhabitants of streets that have the benefit of inclosed sewers?—Yes, they are.

1503. Are there no other districts of sewers that interfere with yours?—There are not; we have the whole management of the Surrey side of the Thames, from the river Ravensbourne in Kent to the Mole in Surrey.

1504. Are you aware whether the inhabitants have expressed any discontent at the amount of sewer-rates?—Not generally; there have been individuals, of course; it has been a charge on the freeholders of the land.

1505. Do you collect the same amount of rate on houses empty or full?—We do where we can. By the Acts of Parliament we have a power which enables us to enter into a composition with landlords of small tenements, to assess the whole of their property in a certain row or street, and we then make no allowance for empty houses. That power is by the 39th section of the 49 Geo. 3, c. 183.

1506. But where no such composition exists, do you always exact the full amount of rate on houses, whether empty or full?—We do not always.

1507. State to the Committee in what instances you do not, or under what circumstances you do not?—We always charge the parties; but where the landlord has lost all his rent for a year or two, he is then, perhaps, wholly excused; but when he has only lost it for one year, he is made to pay half.

1508. Do you always expect the landlord to pay the sewer-rate upon an empty house?—Yes, strictly speaking, we do.

1509. But if it is a full house, do you go to the landlord, or do you take the sewer-rate from the tenant?—We take it from the tenant, putting on the receipt that it is the “landlord’s tax,” and he is to deduct it from the landlord.

1510. But provided a house is empty, when a tenant comes to it, do you ever exact from the in-coming tenant the amount of arrears that may have accrued?—No, he is not rated.

1511. In no instance?—No.

1512. But if the house is empty you look to the landlord, and endeavour to find him out and obtain the rate from him?—Yes.

1513. Or such proportion of the rate as you think it equitable to enforce the payment of?—Yes.

1514. But do you deem yourselves to have the power to relieve him from such portion as the Commissioners may deem just under existing circumstances?—We do.

1515. Where the premises are not rated to the poor, you do not charge the sewer-rate, do you?—We do not.

1516. What do you mean by “not being rated to the poor?”—Where they are unoccupied.

1517. But all houses assessable to the poor-rate, however low the value may be, you assess to the sewer-rate?—Yes, always.

1518. Do you take the poor-rate as your guide?—Yes.

1519. Do you take that as your undeviating guide? Do you never make any addition to the amount of that rate?—Yes, we make the addition to the rate if it is on a proportionate value; we make an equal rate, and therefore a rate is made on one parish at three-fourths of the amount, and in the other it is at the rack-rent; we add the fourth to make it the total.

1520. You endeavour to ascertain from the parish officers on what principle they assess the property in the parish?—Certainly.



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1521. And, as far as you are able, you raise that up to the rack-rent?—Always.  
1522. What is your per-centage allowed on collection?—Nine pence.  
1523. Can you state to the Committee the loss per cent. on the collection?—  
It varies in different parishes.

1524. Can you give the average loss per cent. on the whole district; that is, the loss on your assessment on the whole rental, and amount levied and the amount received?—Between 7 and 7  $\frac{1}{4}$  per cent.

1525. The account does not show the amount of the assessment?—No, only money actually received.

1526. If parties came to you pleading poverty, do you deem yourselves empowered to relieve them from any portion, or the whole of the sewer-rate?—The Commissioners do relieve them.

1527. Do they deem themselves to have that power?—They exercise it.

1528. Are you aware whether in your district the sewer-rate, although by Act of Parliament imposed on the landlord, is generally paid by the tenant?—I should think, more generally than otherwise; but there are a great number of parties who do allow the sewer-rate.

1529. Is it not almost the universal case with respect to property let on lease, for the landlord to exact that the tenant shall pay the sewer-rate?—Latterly it has been, but in old leases it is not so.

1530. Is not that custom becoming more prevalent every day?—Yes.

1531. The landlords, on tenements falling in, generally take the opportunity of throwing the sewer-rate on the tenant, do they not?—Yes; to get a net, clear rent.

1532. Do the Committee understand you, that the understanding was, you had no power to arch over open sewers?—Previous to the passing of that Act we did not consider we had any power to arch over.

1533. Previous to the 49 Geo. 3, and the 50 Geo. 3?—Yes.

1534. Do those Acts give you special power?—They give us power to arch over in certain events.

1535. And do they give you power to make new sewers?—Certainly.

1536. Before those local Acts were passed, which gave you the power to arch over sewers, was the construction you put on the General Sewer Act, you could not arch them over?—Those Acts of Parliament were passed previous to my being clerk, and I can hardly state what the feelings of the Commissioners were. I was appointed clerk to the Commissioners in 1820.

1537. Have you not stated, that previously to these Acts it was understood there was no such power?—I have understood so.

1538. Are you aware the expression in the statute of Henry the Eighth is, that you may cause the said sewers to “be made, corrected, repaired, amended, put down and reformed, as the case should require.” Do you not think the word reform would include the arching?—We should construe the word reforming to apply to the existing state of the sewer; if there had been an arch, we might re-arch it; if there had been no arching, the putting a covering over it would be beyond a reform.

1539. Is there any clause that has reference to the vesting in the Commissioners the land for new sewers?—The 31st section of 49 Geo. 3, c. 183.

1540. Is there not another section besides the 31st, which has reference to vesting the property of the land so taken?—Yes, the 13th section of the same Act.



*Veneris, 9<sup>o</sup> die Maii, 1834.*

BENJAMIN HAWES, ESQUIRE, IN THE CHAIR.

Mr. *Joseph Gwilt*, called in; and Examined.

1541. WHAT situation do you hold under the Commissioners of Sewers?— Mr. *Joseph Gwilt*.  
I have been their surveyor for the last 30 years and upwards.

1542. You were present during the examination of Mr. Vigors at a former Committee?—I was. 9 May 1834.

1543. Have you any observation to make on the evidence given by that gentleman?—I have. I think it will be necessary to state something of the history of the sewer or Effra river for the last 15 years. It is known to the Committee that this sewer drains the high lands about Dulwich, Brixton and Brixton Hill. About August 1821, Lord Holland having previously commenced a building speculation at North Brixton, turned his attention to the arching of the large open watercourse, called the Effra river. Previous to this period the water had every winter (in my recollection) inundated the road, which, indeed, was in so bad a state at all times of heavy rain that it was known from that circumstance by the name of the Washway, and it may be seen so called on old maps. Let me add, by way of parenthesis, the following observation, which may be interesting to the Committee. In the Parliament, 16 & 17 Car. 2, (Sep. 4, 1664), Henry Lord Loughborough obtained an Act to make the Effra navigable from or near Brixton Causeway to the Thames. Its area was exceedingly irregular, in some places it was as much as 25 feet in width, in others not more than 20, and even less, and in no place was it more than two feet three inches deep in water at the rainy season. It flowed over a plot of waste land for nearly the whole of its course, at least that part of its course beginning southward from opposite to Mr. R. Jackson's present house, down to a bridge called Martin's Bridge, now taken down, about 500 feet southward of Hazard's Bridge, which is near the Swan public-house at Kennington Common. In 1821, as before mentioned, Lord Holland, finding it impossible to convert the lands of North Brixton and its neighbourhood into building ground, unless this sewer or river was covered, and the constant overflowing of its banks prevented, without consultation with the Commissioners of Sewers, commenced covering it, or rather substituting a double culvert of inadequate dimensions, for the open sewer which theretofore had existed. The area of this arching was only 48.79 feet; it was in course of execution, notwithstanding the remonstrances of the Commissioners, who were preparing to exert their authority to prevent the continued execution of the work, when, about August or September 1821, a fall of rain came and blew the works up. After this, in the month (or about that time) of November, Lord Holland's agents, after ascertaining the nature and figure of arching which the Commissioners would require, began *de novo*; but the arch which was now in one area was considered by the officers of the commission very defective in point of construction, and was as well from that as deficiency in area, being only of 59.5 feet, at last given up by Lord Holland, and the work surrendered to the commission upon his Lordship paying a sum of money to the Commissioners to execute the work by their own agents, their contractor engaging to take bricks from Lord Holland for the execution of the work, at a stipulated price. I hold in my hand a report which was made by me to the Commissioners of Sewers, upon which the work was executed. It may be easily imagined, and was the case, that the Commissioners were much restricted in the treaty, and had great difficulty in getting Lord Holland to come forward with a sufficient sum of money; he thought it was a large sum, and he certainly could have done the work cheaper himself, in the insufficient way I have just now stated, when it was blown up. The area of the old waterway, as above mentioned, when running after a rain, was equal to a section of not more than 25 feet in its widest place, by a depth of about 2.3 inches, giving a superficies of not more than 56.3 inches. There were then, as now, two bridges lower down on the stream, viz. Hazard's Bridge, crossing at the Swan public-house, whose area at the lower opening is only 60 superficial feet; and Merton Bridge, about 140 feet lower down on the stream, in the Clapham road opposite the Greyhound,



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whose lower opening is only 52.50 feet, or 7 feet 6 inches less, though lower down on the stream, which, it is to be observed, is an important point. Now, as all streams are charged with more water from surface and other causes as they approach their mouths or points of discharge, it is clear, that higher up in them an arch would not need so large dimensions as it would below, and these bridges, if quite filled, would not void a column whose area was greater than  $52\frac{1}{2}$  superficial feet; but inasmuch as the Commissioners thought it expedient for the future benefit of the neighbourhood, they determined to provide an area for a column of water, whose section should contain 61 feet 2 inches, being 8 feet 8 inches superficial more than Merton Bridge can discharge; in case any opportunity should thereafter arise to increase the section of the bridges below, on their being at any time rebuilt, and the work was accordingly so executed. The Commissioners, in prosecuting this affair with Lord Holland, had considerable difficulties: his object was, of course, to get the work executed of the smallest dimensions; he had (as above) actually first set it out with an area of  $48\frac{3}{4}$  feet only, and his agents threatened to dispute by law the authority of the Commissioners, from the circumstance of their thinking that the works were beyond the level of high-water mark, which indeed they were, of ordinary tides; but the point was at length yielded by his Lordship. I have thought it necessary thus to show, that the size was adjusted at the time with very great anxiety, and experience has shown that some judgment was displayed in the consideration of the data; for, since the execution of the arch, the road has not been more than two or three times under water, though, in my own recollection, for 16 years (I have known the road more than 30 years, having had the Lambeth district that time under my care) previously, every heavy fall of rain covered it at least a dozen times in the year. It may be necessary to mention in this place, that the basement stories of most of the houses in the neighbourhood have been set out, as to level, in such a way as to render them susceptible of an injury from overflow in case of floods; instead of which, in the neighbourhood of such a sewer, particular care should have been taken in every case not to sink the basements below the surface of the land; and in all cases where that has not been attended to, self-acting valves should have been placed before the mouths of their drains, at the point at which they communicate with the main sewer. I have understood, that at those houses where such valves have been placed, no injury has arisen from the late flood. Another point, which involves the good or bad construction of this arch, must relate to its soundness, its good form, and the proper execution of the work. I think it a sufficient answer to any charge on that score to say, that the work remains as sound at the present moment as the day it was finished, and that even the flood of December last made no impression upon it.

The other point of misconstruction must, if there be any, relate to the level at which it (the bottom or invert) is laid. Now the bridge at the Greyhound being the lowest point to which existing circumstances did allow a drainage (if it had been laid lower there must have been a portion constantly charged with stagnant water), an uniform fall was carried up therefrom of 2.90 feet per mile, or, as the length is 3,600 feet to the southern end of Lord Holland's arch, of 2 feet in that length, (therefore, the statement by a witness that the fall was in the opposite direction, must be erroneous;) and by this operation the whole length of the sewer was deepened very nearly 3 feet at its upper end, or in other words the new sewer is, on an average, 18 inches deeper than the ancient irregular open one, its area being, at the same time, to the old one, as above mentioned, in the proportion of 61.000 to 56.00, or about one-tenth larger.

In closing these observations, it is but proper to notice, that the flood of December last was the first occasion of any complaint having reached the Commissioners of the incapacity of the arch in question; and it is to be recollected that such another may not again happen for many years, according to all human calculation. In the month of December, 4.39 inches of rain fell altogether, of which 4.29 inches fell in less than four days; the whole rain of the year being 25.72 inches in London, which makes the proportion falling of the four days mentioned, equal to one-sixth of the whole quantity in one-ninetieth of the time. The next point alleged, with respect to the neglect of this sewer, is its never having been cleansed; I think it was asserted that the sewer had not been cleansed for many years. I have therefore made the following extracts from the Labour Books of the Commissioners, and if the Committee think it necessary, the labourer in trust shall be produced to authenticate them; they are certified by me at the end of every week to the treasurer, with the proper sums to be paid for labour. I mention it in case



you should choose to have him before you. In the year 1828, at various times between July 14th and September 20th, three and sometimes more men were employed; the same in the year 1829, from June 15th to 18th; there was little done that year; in 1830, from January 25th to February 20th; in 1831, from March 21st to May 18th, and again from June 27th to July 2d; in 1832, from May 3d to July 28th, and again from November 5th to 10th; in 1833, from April 29th to June 15th, and again from August 2d to 29th; and in this year, from March 24th to April 19th. The next point to which I would bring the attention of the Committee is, the sinuosities which have been complained of in the lower part of this sewer. As long back as the year 1814, the idea of shortening this sewer was entertained by the Commissioners; and I then reported, by their desire, on a scheme for shortening its course to the river Thames. I had not then the benefit of the experience that I have since acquired, every year of which has demonstrated to me that the scheme would be injurious to the lower lands of the district; for should a flood happen at the time of high water, (which, five times out of six, is the case, though it did not so happen at the flood which has been chiefly complained of in December last,) the capacity of the sewer in the lower part is increased by its sinuosity, and hence the danger to the lower lands diminished in proportion. If such a scheme should ever be entertained to execution, the banks must be nearly double their present height, which would be extremely prejudicial to the owners of land. If the floods in question had been confined to the neighbourhood, there might have been ground for supposing mismanagement in this particular spot, but the floods in question were almost universal, and it was no more than such as that to which the river Thames, the great sewer of the country, is continually subject to in those parts where the adjacent country is low, and the reaches narrow.

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There was a point alluded to with regard to the execution of works for individuals; I think it right to say a word or two on that subject.

In the case of drains, the parties are always allowed themselves to do all such part as is not under a public highway, or the breaking into the arch itself; and I leave it to the consideration of the Committee what injury might arise to the different arches, and insecurity by stoppage of the highways, if every party was allowed to break up a public road at his own pleasure. In respect to the charge of 9 *l.* 16 *s.* having been paid by an individual of the name of Sangster for making a drain, I beg to observe that no such sum was ever paid by him to the expeditor of the Commissioners. The amount paid by him was only 4 *l.* 8 *s.* 6 *d.*, and I can produce the voucher for that sum, and no more; and it was paid by Mr. Sangster's agent, a person of the name of Ashley, who if he charged more to him, must have been the wrong-doer.

1544. One of the witnesses examined on a former occasion spoke of the advantage which would ensue to the neighbourhood by the erection of a tidal gate at the termination of the Effra sewer at Vauxhall; will you give your opinion to the Committee on that suggestion?—I am of opinion that a tidal gate placed in Vauxhall Creek or the Effra river, would be injurious to the natural cleansing and purity of that sewer. A point of comparison has been instituted between this sewer and the King's Scholars Pond sewer at Millbank; but I beg to state to the Committee that they are not comparable with each other; the latter is the drain of a very low tract of country, chiefly under high-water mark, whereas but a very small portion indeed of the Effra river or Vauxhall Creek level is under high-water mark; if it were, the district would be overflowed every tide. It is in fact more in the nature of a mountain river, to whose lands the tide, except just at the mouth, cannot have access.

The tide now has that access without control, and the restraint of it from entering would cause the parts of the sewer about the Kennington Oval to be much more obstructed and offensive than they now are, with the whole of the foul water of North Brixton thrown down upon them. The overflow of the few houses that have suffered by having drains into it at South Lambeth might be very easily prevented, and at a very small expense, by placing self-acting valves at the mouth of each of them; and I do not think that there are more than three or four in number.

Allusion was made to the inequality of the bed of the river. Both the parties examined on the last occasion complained of that, but I have not had an opportunity of seeing the evidence to know whether it was so. It was stated, the bed was exceedingly unequal between "the Swan" and the mouth of it at Vauxhall Creek. I think it right to produce to you a section of the sewer, which has been



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taken within the last three or four weeks, from the Swan public-house down to the bridge close to the Thames.

It will be seen the bottom is actually, considering the nature of this sewer, remarkably uniform; there are but two or three spots in which there is any water hanging; they are not as hogs' backs, keeping back the water, but they are places where quicksands exist, into which the current might dip and lodge the water from time to time. There are only three points at which there is any irregularity in the bed at all, and those are below the general bed, and therefore cannot obstruct the current of the water.

This was taken, Sir, without any knowledge that I should produce it to this Committee. I did not know the complaint would be made; it has been done for the satisfaction of the Commissioners of Sewers, from whom I received an order to prepare a general view of this particular sewer, in order that any complaints that had been made, which were reasonable or actually existed, might be attended to; but if the Committee think it right, I will leave this with them; it has not been produced to the Commissioners yet, and the treasurer even has not yet seen it.

1545. With reference to the capacity of Hazard Bridge, as compared with the capacity of the archway complained of by the preceding witnesses, are you prepared, as the surveyor to the Commissioners, to suggest any alterations or improvements with a view to carry off the land water in case of floods?—I am of opinion that the lowering of Hazard's Bridge would not effect that purpose; the fall from thence to the Thames is now quite as dead as it ought to be; at present, in times of drought, the whole of the line from Merton's Bridge to the Thames is exceedingly offensive; if it were lowered, the filth from North Brixton would hang upon the level a much longer time, for it must then wait at every period for a fall of rain to carry it off.

1546. Suppose then a lowering of the level, or of the invert of the arch between the two bridges spoken of to take place, to obviate your objection to that suggestion, the lowering of the whole level between the last of those bridges and the Thames must necessarily take place?—It must.

1547. That necessarily would entail a very considerable expense upon the district?—It would certainly entail a very considerable expense, inasmuch as all the bridges and walls that are built over and by the side of the sewer must be taken down and rebuilt.

1548. Can you inform the Committee, without great precision, as to the probable amount of such expense?—I am engaged now on a scheme for endeavouring to do this at the most reasonable cost, and, in short, it was with that view that this document has been prepared.

1549. Do you think that the practical benefits of the alteration proposed, involving as it does the more extensive alteration between the last bridge spoken of and the Thames, would justify the Commissioners in encountering the expense?—I am inclined to think that the benefit would justify them.

1550. There is a report which has been made to the Commissioners of Sewers on this subject?—I think about two months ago; but the report will speak for itself. It has very many times, during the last 12 or 14 years, been a subject of consideration with the Commissioners, and nothing but the want of jurisdiction, which they apprehended had been taken away by the South London Waterworks Company, prevented them from going into it.

1551. Then, if I understand you rightly, the one complaint with reference to the flooding of the neighbourhood, and the other complaint with reference to the want of cleansing of the sewer, would both be obviated by the alteration now under the consideration of the Commissioners of Sewers?—I should be sorry to mislead the Committee, in stating that this river can be again brought to what it was originally, because of the extraordinary population upon it, compared with that with which it was formerly charged; but I have no hesitation in stating, that great improvements may be made in it, and such as to remove all serious ground of complaint on that head.

1552. Will you inform the Committee what is the total fall or declination of the sewer, from the Swan, near Kennington church, to the termination of the sewer at Vauxhall?—Seven feet six inches, or thereabouts.

1553. What is the distance comprehended between those two points?—Four thousand three hundred and sixty feet. Permit me to add, we have been accustomed to make all our calculations from the tide of 28th December 1821: that was an extraordinary high tide, and much higher than Trinity high-water mark, and



and therefore more important to the Commissioners than any datum that the Trinity-house could give; because, the higher the tide the more important it is for the Commissioners to register it, for the purpose of guarding against the flooding of the low lands. Their's (the Trinity) is the highest medium tide, our's goes from the highest tide recorded.

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1554. With reference to the level of the Trinity high-water mark, and the level taken by the Commissioners of Sewers as their guide in the construction of sewers, is there any difference?—That taken by the Commissioners of Sewers is considerably the highest; but the tide of January last was a higher tide than that by which they had previously guided their levels, by something like 14 inches; it was the highest known for 40 years, and in consequence of such an extraordinary tide, I received instructions from the expeditor of the Commissioners immediately to run a chain of levels to ascertain what lands would be injured by any banks that were lower than that tide, and that is now in course of execution, in order that the Commissioners may give notice to the different parties to raise their banks, where the height is found under the level.

1555. Was there any difference between the level by which the Commissioners are guided, and the level of the high tide in January?—Yes; the high tide in January was higher by 14 inches than the high tide of 1821, which was our guide, and therefore the moment we found a higher tide, I received orders to run a chain of levels of that tide on to the different lands, to see where they would be affected.

1556. Will you state the fall of the sewer, commencing at the station-house and terminating at the church?—Twelve feet, or nearly.

1557. With reference to the cleansing of the sewer, will you state whether the soil taken from the sewer was carted away, or did the men throw it up on the side of the sewer, on the banks of the road?—They threw it up on the land on the banks of the sewer; that has been the invariable practice since I have been surveyor, and it was the practice during the time my father was surveyor; we never cart away, except the soil of sewers crossing public roads.

1558. Are you aware of any practical inconvenience arising from the throwing up of the soil by the side of the sewer?—It doubtless is a nuisance to the owners of lands upon which it is thrown in populous neighbourhoods.

1559. Could not the Commissioners so manage as to avoid that nuisance, by carting the filth away at once?—They could; it is the expense only that prevents them.

Mr. Edward Vigors, further Examined.

1560. I BELIEVE you wish to make some explanation to the Committee with reference to the evidence you gave on a former day?—Yes.

Mr. Edw. Vigors.

1561. Will you proceed with that explanation?—Yes. The gentleman who spoke last seems to think that an objection was made by the inhabitants of the neighbourhood to the materials and manner in which the Brixton sewer was put together. That was not the point; it is to the construction of the sewer, inasmuch that while it has an apparent capacity of 61 feet, there is only an available capacity of 33 feet as a watercourse. With regard to the assertion, that there has been a cleansing out, and that there has not been a cleansing out, it is not my individual assertion, but it is the assertion of the inhabitants of the neighbourhood, because I read the resolution that was unanimously adopted by those inhabitants, and I submitted to the Committee whether, if there had been a very considerable degree of attention paid, and a great deal of labour bestowed upon the cleansing of that creek, whether some one or more of the inhabitants would not have contradicted the assertion that was made in those resolutions, instead of adopting them. I have made this statement in vindication of myself personally, and I have made the assertion likewise to call the attention of this Committee to the fact, that it was the assertion of the neighbourhood, and not my individual assertion.

Mr. Joseph Gwilt, further Examined.

1562. YOU have heard it supposed by the last witness, that the proposed alteration of the sewers, with a view to prevent the evils arising from the land or tide floods, have been taken into consideration by the Commissioners subsequent to the inquiry commenced by this Committee, is that the fact?—I beg to state, that before and since the year 1814, the subject of improving Vauxhall Creek has been constantly before the Commissioners, and that nothing, as I have previously stated,

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but the circumstance of the Waterworks having set up a complete obstruction by means of a gate in the creek, has prevented them doing it.

1563. What is the date of the Waterworks Act which creates that obstruction?—It was previous to 1814, for I see by the report that I have before me, that I then complained of the obstruction created by the Waterworks Company; the Act I allude to is dated in 1805.

Mr. Beriah Drew, again called in; and Examined.

Mr. Beriah Drew.

1564. ARE you clerk to the Commissioners?—I am.

1565. Are you a solicitor?—I was brought up to the law, but I never practised as a solicitor.

1566. How long have you been clerk to the Commissioners?—About 14 years.

1567. You have heard the examinations which have taken place during the last two days; will you give to the Committee any observations that you now have to make upon the subject brought under your consideration in those examinations?—As I understand the object of the petitioners, they complain of inattention on the part of the Commissioners, with respect to their memorial of the 17th January 1834. Now it would be right to state the memorial is signed by 17 persons who are resident in all parts of the neighbourhood, some quite upon the line of the Brixton road, and others at Kennington and the Clapham road; that was, on the 17th of January, presented to the Court; it was then referred to the committee to view, who met a deputation of the petitioners on the 30th; Mr. Gwilt made report on the 14th of February; the subject was then considered of so much importance that it was referred to the three surveyors, and perhaps I should explain why that was. Under the recent Act of Parliament, the Commissioners of Sewers have no power to execute new works, unless with the consent of the owners and occupiers of three-fourth parts of the value of the lands to be charged; the question here was the making of a new sewer for the relief of certain persons, and it became a consideration with the Commissioners which line they should take, the parties to be benefited by the new sewer being the only ones who would be liable, under this Act of Parliament, to pay for it. I mention that in order to show why it was referred to three surveyors. It was, of course, a consideration with the Commissioners, that in relieving one set of inhabitants they did not throw the cause of complaint on another set. The petition which has been presented to Parliament, I think, is signed by 77 persons; I do not know how many of the 17 who came before the Commissioners are parties to that; but if I understand the evidence now, 200 are sufferers. Then, on the 18th March I wrote to Mr. Cannon, who is the gentleman that corresponded with me on behalf of the petitioners, to state that that report would be presented on the 21st, and inviting him to attend with the deputation; and to that I received an answer, stating that the committee had broken up, and that they were going to petition Parliament. The Commissioners have now the subject under their consideration, to see what can be done. As regards the lower part of the creek, the objection still subsists as to no jurisdiction on the part of the Commissioners of Sewers.

1568. Will you state to the Committee how it happened that the original jurisdiction of the Commissioners of Sewers for the Effra river, at its termination at Vauxhall, was lost by them?—Under the Waterworks Act of 1805.

1569. Were you clerk at that time?—I was not.

1570. Have you heard or do you know any reason why the jurisdiction was lost?—I have a surmise, certainly, that it was lost sight of; it was not supposed the waterworks were going to take their supply through a public sewer, though at that time there were very few houses in that line.

1571. Is it not the duty of the Commissioners and the clerk of the Commissioners carefully to watch over and preserve the jurisdiction they have over the public sewers?—Certainly.

1572. In your opinion did the Commissioners and the clerk of the Commissioners discharge that duty to the public in the year 1805, when they allowed a private company to obtain jurisdiction over the public sewers?—I think not.

1573. Have steps at any time been taken to recover the lost jurisdiction over that sewer?—In March 1831 it was understood that the Waterworks Company were about to apply to Parliament; on the 4th of that month the Commissioners in committee came to the following resolution:—"It is the opinion of the committee that great inconvenience is experienced by the commission from the restricted



restricted authority which, under the Acts of 43 Geo. 3, c. 119, and 53 Geo. 3, c. 155, the Court possess over that part of the Vauxhall Creek sewer or Effra river lying between the river Thames and the water-gate of the company above the lawn at South Lambeth. That as the Company now possess an engine on the site of the late Cumberland Gardens, the supply of their works by the sewer can only be occasionally required; and it would be desirable, for the improvement of the drainage, for the commission to seek in the proposed Act a clause repealing such parts of the former Acts as restrict their authority." Mr. Denison, one of the county Members, was waited upon by the Commissioners on the subject, who promised his assistance to them in getting their jurisdiction restored. Then on the 19th of April I reported, "Having had an interview with one of the officers of the Company, in conference with whom it had been suggested that the Vauxhall Creek sewer might be restored to the commission, except for a period of two hours daily, or four hours every two days; and on its being contended that the Commissioners would require the undivided control of the sewer, a period of five years was mentioned as necessary to enable the Company to construct other works for the supply of their reservoirs, and that the committee would be attended this day by a deputation from the Company on these points." The committee were afterwards attended by Mr. Lindsey and another of the officers of the Company, and having heard what they had to advance, resolved, "That the committee cannot recommend the Court to consent to the Company having any jurisdiction over the said sewer; that a reasonable lapse of time for the construction of other works by the Company should be conceded, subject to the commission having in the meantime liberty to construct works in the said sewer, and have the entire jurisdiction over the same, except only during so many hours of each flood-tide as may be necessary to supply the Company's reservoirs. That the clerk do prepare clauses conformable to these resolutions, and write Mr. Lindsey thereon."

That Bill in Parliament was afterwards withdrawn by the Company; another Bill is now in the House. I have sent the same description of clauses to the solicitor for it; he has assured me that they are approved, and that they will be admitted. As regards those two complaints with respect to Mr. Amphlet and Mr. Sangster, I hold in my hand the report of Mr. Varnham, who was the then surveyor, dated the 2d Sept. 1822. "I have to report to you, that Mr. Thomas Amphlet, of West-lane, Newington, has made application to have the sewer on the south side of the said lane arched for thirty feet in length in front of two houses lately erected by him, and there appears to me no objection to the compliance with his request under the usual regulations, and provided the site of the sewer be laid into the lane for a footway, the arch to be of a barrel form, three feet wide and four feet high, in 9-inch work, the expense whereof is estimated at 21 *l.* 9 *s.*" That is all the data; if there is any fraud, that could be easily found out. The other case, if true, does rather involve the character of Mr. Gwilt; if I understand, it is that of Mr. Sangster, and the evidence before the Committee is, that he had executed 115 feet of sewer himself for 13 *l.* 19 *s.*, and that for a continuation of 23 feet of the same drain he had been obliged to pay to the Commissioners 9 *l.* 16 *s.* If this was so, there has been some fraud committed.

I have the application of Mr. John Ashley on behalf of Mr. Sangster, to Mr. Gwilt, dated Kennington-green, 21st July 1830. "Sir,—Being desirous of making a barrel drain, 15 inches diameter, from the back premises of Mr. Sangster, Kennington-lane, Vauxhall, into the sewer in the high road, I request you will be pleased to take a survey of the premises, and make an estimate of the expense attending the performance of the necessary work for obtaining my object, and I propose to conform to the regulations prescribed by the Commissioners of Sewers relating to drains into the said sewer, in case such drainage shall be permitted to be made. I am, Sir, your obedient servant, John Ashley."

Here is the report of Mr. Gwilt, the surveyor:—"Sewers, Surrey and Kent: Gentlemen, I have surveyed the situation for a drain mentioned in the annexed application made by Mr. John Ashley, for a Mr. Sangster of Kennington-lane, and I see no objections to a compliance with the prayer of the petition, on Mr. John Ashley paying the sum of 4 *l.* 8 *s.* 6 *d.* for 24 feet of 15-inch diameter 9-inch barrel drain, which will be under the public way. I remain, gentlemen, your very obedient servant, Joseph Gwilt. 20, Abingdon-street. 20th July 1829. To the Commissioners of Sewers." Mr. Gwilt does not receive the money from persons praying for drains; it is paid on his certificate to the expeditor-general,



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and it appears in this case that no greater sum than 4*l.* 8*s.* 6*d.* was paid by Mr. Ashley, instead of 9*l.* 16*s.*, as represented by the witness.

1574. Are there any improvements in the law relating to the sewage that you would suggest to the Committee?—As sewers are now formed, and population is increased, a considerable complaint is made of the effluvia arising from them, and the Commissioners feel that they have no power in many cases to arch; at all events they have not the power of calling on the owners of the lands through which the sewer passes, to arch or to contribute to the expenses of arching. It appears to me it would be beneficial if the Commissioners had power to require those who have the nuisance so near them, to be at the expense of arching them.

1575. Would you place the whole expense of the arching upon the adjoining occupier?—No.

1576. What part?—That would depend on the situation.

1577. Would you place it on the landlord or the tenant?—The landlord.

1578. You would allow the tenant to deduct such charge as the Commissioners might make from the rent?—There would be some difficulty about that, where persons are holding leases; that must be the subject of arrangement; also where persons are only life tenants; that I think might be done by raising a sum of money on the estate, and letting the tenant pay interest on it at a certain rate which might be agreed upon.

1579. The improved system of drainage which has obtained of late years in all private houses in the vicinity of London, has led to a great increase of the quantity of water coming into the sewers of the lower levels or district under the jurisdiction of the Commissioners of Sewers?—Very much increased it; not only from that, but the increased quantity of water now raised for domestic purposes.

1580. Do you not think it would be just and fair to charge all parties deriving benefit from the sewage in your district with a portion of the rate?—Certainly.

1581. That is to say, that the high lands of Camberwell, Norwood and Dulwich deriving benefit from the sewage in and near London, should be chargeable with a portion of the sewage rate?—I think so. In populous places the Commissioners should be commissioners of drainage, as well as commissioners of sewage.

Mr. Joseph Gwilt, re-called.

MAY I be allowed to state, that a portion of what is called the Heath Wall sewer, which drains the whole of Battersea-fields, has always been encumbered with, I should say, quite as much expense, from the foul and surface water falling down with great velocity from the high lands of Clapham and obstructing its drainage, than the natural drainage of the level itself altogether creates; so that the owners living in Battersea-fields who are rated to the sewers, suffer exceedingly from the filth which tumbles down upon them from the high lands in Clapham; that is a case in point, which shows how unjust it is that the high lands should be totally exempt from the payment of contribution towards the expenses.

1582. In fact, the Effra river is now the great drain, not only of the level or district under the Commission of Sewers, but of the high lands of Dulwich and Norwood?—No doubt; and the inhabitants of this district contribute nothing to the sewer rate, from which they derive considerable advantage, though they bring down the very floods on the low lands which I now complain of.

1583. Has not a great portion of that increase of drainage arisen from the increase of luxury and love of cleanliness which marks the present day?—Surely. Formerly it was surface water only that fell from the high lands, and was partly absorbed by the land; now it is a surface drainage, the whole runs off into the sewer, very little is absorbed by the land in this neighbourhood now, compared with what there used to be.

Mr. Wm. Nottidge.]—It has not been the practice of this commission, since I have known it, to make any charge upon the high lands for the mischief done by the waters descending, but I believe the ancient law of sewers to extend, through the medium of a jury, to ascertain the damage done, and to assess the parties for the cost.

1584. Would you advise a more express enactment on that subject?—I think it would be beneficial.

Mr. Stable.]—Permit me to add, for the information of the Committee, that I consider the decisions of the Court of King's Bench lead us to the conclusion, that



that all persons residing in the high lands were not liable to sewer rate, unless the Commission of Sewers could show that, by their works, the parties avoided damage.

1585. In your opinion, do you think that any new enactment would be advisable on that subject, with reference to a just and equal assessment?—I consider the general law of sewers might be very materially improved; I think where there are not local Acts, but merely Callis as your foundation on the law of sewers, (it does not apply itself to London,) I think Callis is admirable for where it was originally intended, that is where there is the flow of rivers and the sea to take care of, there Callis comes fully in force, but as to its application to the metropolis and the environs, I do not think it can be acted upon.

Mr. *Beriah Drew*.]—I think power ought to be given to require owners of property intended for building purposes, to provide proper drains to lead into the main sewer; at present there is no law to require it; they leave it undone, and then they come to the Commission of Sewers and complain they have no drainage. There is another power which I think would be desirable, viz. a power for the Commissioners to execute works on property lying waste on the banks of the Thames. We had that arise under these Commissioners; the banks of the Thames had been thrown down, and the property was unoccupied, and remained unoccupied for several years; it became necessary for the safety of the level that they should be repaired and raised. The Commissioners felt that they had not the power, without calling upon the owner in the first instance to do it; he was residing in a very distant part of the country, and the difficulty of serving him with a notice and waiting the expiration of that notice, was felt to be a serious inconvenience. It was certainly subsequently done by my arranging with the agent of the nobleman to whom I am alluding, still the Commissioners felt there was a want of power, they could not proceed with the work so quick as the emergency seemed to require. With reference to the local district, there is an immense number of privies along the lines of sewers; they are about 50 miles in extent. It would be desirable that the Commissioners should have power to prostrate them: some have been there perhaps for centuries.

1586. Were that alteration carried into effect, it would only be equivalent to a saving of the rate now employed in cleansing the sewer?—It would very much benefit the sewage altogether; it prevents improvement in the sewer, arching and so on.

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Mr. *Edw. Vigors*,  
Mr. *Beriah Drew*,  
Mr. *Wm. Nottidge*  
and Mr. *Stable*.

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*Martis, 13<sup>o</sup> die Maii, 1834.*

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### GEORGE GROTE, ESQUIRE, IN THE CHAIR.

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Mr. *Barrent Salomons*, called in; and Examined.

1587. WHERE is your residence?—Old Change, Cheapside, No. 42.

1588. I believe you sustain some inconvenience from the arrangement of the sewers in the city?—I do.

1589. Will you be so good as to state the nature of that inconvenience?—From the increase of the land-springs, and from being without any sewer in the street, is the cause; but more particularly so from a very large sewer having been formed in Watling-street some time ago, which caused an increase of water from the land-springs, and which was the cause of great inconvenience to us.

1590. State first the nature of the inconvenience which you experienced?—From the great influx of water from want of sewers, I was under the necessity of erecting a forcing pump at a very considerable expense: this pump we are forced to work every six or eight days, to keep our lower premises free from water. The effluvia is so great, arising from our cesspools, in consequence of that increase of water not being carried off by the sewers, that our servants are prevented from sleeping in the lower part of our premises for the protection of our property, and in many of our houses we have from 10,000 *l.* to 100,000 *l.* worth of property in the lower part of our warehouses, which we are forced to leave exposed without the protection of a servant, because in the course of two or three nights they get so affected as to injure their health. A neighbour of mine is forced to discharge a servant of his who has been with him only 10 days, in consequence of that effluvia

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affecting his health. It frequently occurs in the middle of the day, that so violent a stench will arise in our warehouses as to compel customers to leave, and are only partially got rid of by using strong chlorides.

1591. Do I understand you to state that there is a constant accumulation of stagnant water in your lower premises?—A constant accumulation, in consequence of land-springs rising into our different cesspools and overflowing our premises; it has caused a sinking of the foundation of our premises, and which has caused great expense, occasionally 150 *l.* We have applied to the Commissioners of Sewers, and they then told us if we bore a portion of the expense of erecting a sewer, which would be in the whole about 1,600 *l.*, they would form a sewer. Although we considered this matter very hard upon us, because after paying one-third of this portion, we then are subject to a sewer-rate, which would, in fact, pay the whole of the expense, as we have for very many years been paying very heavy sewers-rates. I pay for my premises, with taxes and outlay, about 400 *l.* a year, consequently I pay a very large portion to the sewers-rate, from which I receive no benefit whatever. We should have no objection, from the great inconvenience we suffer, to contribute a portion towards erecting a sewer, but the premises in Old Change being extensive, there are not more than six houses in that street, and each person might not suffer quite so much inconvenience as myself; their premises not being so large, they do not feel inclined to pay their quota; it would therefore fall heavy on those who are particularly inconvenienced by it. Myself and Messrs. Leaf agreed that we should have an estimate, to know what it would come to, and we found the estimate to be very expensive; and we are satisfied that our own builder would have given sufficient security for the performance of the work, and have done it at a much lower rate; and that is what we propose. The Sewer Committee would not agree to it, and ultimately said, it could not be done at all, in consequence of a very heavy iron waterpipe lying in the middle of the street. Now we are not convinced of that. As to the lower part of the street, where this pipe runs, they have the benefit of a sewer; and even if they would not grant us a sewer, there are other modes of granting us relief, by the means of iron pipes for carrying the water off, by which we could pump these springs into it at any period, and thereby carry off water, and for which purpose they will also not agree to be at any expense whatever. We consider ourselves greatly aggrieved by having to pay this heavy rate, which we have done for many years, without any benefit whatever from it.

1592. Then your house at present derives no benefit from any sewer at all, I understand you to state?—No benefit whatever further than the upper-ground sewer, the kennel, which runs along the street.

1593. There is no sewer at all in the Old Change?—Not at all in the Old Change, nor in Cheapside; there is one in Watling-street. They say there is danger in passing St. Augustine's Church. If there was no danger in passing St. Augustine's Church when they made the sewer in Watling-street, there cannot be any danger in passing it in Old Change.

1594. When you made application to the Commissioners respecting the necessity of being relieved from these inconveniences which you have enumerated, and when the objection was made by them to laying down any new sewers on account of the existence of the iron waterpipe, and on account also of the danger of passing the church, was there any report of a surveyor as to the real existence of that danger?—I have seen none; there was none made to me personally, or to any of my neighbours.

1595. Are you aware whether the Commissioners caused the street to be surveyed, with a view of ascertaining the practicability of removing the grievances of which you complain?—I am not.

1596. Did you on your part cause it to be examined, in order to ascertain whether it was really practicable to introduce the improvements you wish?—We merely submitted the case to our builder, who thought it was practicable; but the fact is, builders in the city have occasion to ask continual favours of this Sewer Committee, and they do not wish to act against them. He therefore did request that I would not bring his name in question, as it would seriously injure him when he had anything material to ask of the Commissioners of Sewers to grant him.

1597. Are you prepared to state, on the authority of any professional engineer or respectable builder, that the improvements you wish to be introduced are practicable?—As before named, I cannot mention the name of our builder who I have consulted on this matter; but I am prepared to state this, that I have the opinions of  
eminent



eminent professional persons, that the improvement we require is practicable. Amongst them I may mention that of Mr. Galloway, the engineer.

Mr.  
*Barrent Salomons.*

1598. Then when the Commissioners of Sewers stated to you that it was impracticable to continue the sewer up along the upper portion of Old Change, on account of the existence of the iron waterpipe, you do not know whether they state that on professional authority, on the authority of any surveyor or builder?—I do not; they had represented to us it was so, but I do not know whether it is the fact.

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1599. Did you, when you made application to them, inform them that you were told by any builder that the thing was practicable?—Yes; the very builder applied to them for an estimate afterwards.

1600. Did any written correspondence pass between you on the subject?—Not any.

1601. You stated that all the residents in the Old Change did not experience equal inconvenience from the bad state of the sewer?—They do not.

1602. What is the reason of that?—Most likely, I think our premises are deeper and lay lower than some of my neighbours who are nearer Cheapside; their premises are not so deep as mine and Messrs Leaf's. There is one thing I omitted to state, that at each time of our pumping we are forced to pump every six or eight days to keep our premises free, and that must be in the middle of the night, and at an expense of about 10 s. to 12 s. each time, and we are forced to have three of our porters to work, as no man can stand it for a long time, either from the laborious performance of the work, or from the nausea arising from the effluvia which affects them. Now our houses, at the time of the cholera, in consequence of this, suffered most seriously; it was a very serious expense to us to keep them at all free from contagion.

1603. Were any persons in those houses actually seized by that distemper?—Not in my house, but there was in a neighbour's, Mr. Dean's.

1604. You stated this pumping occurs once every six or seven days?—About every six or eight days, and for that we are subject to an information for a nuisance.

1605. Then when you pump up, what do you do with the water that is so pumped up?—It runs down the street into the drain; we never pump before 12 o'clock at night.

1606. Is there any great stench caused?—An immense stench. I am always forced to have one of my sons up, as we are obliged to have our warehouse open at that period, and cannot leave them exposed.

1607. Do Messrs. Leaf, Coles & Co. experience the same inconvenience?—They do, but it may be not to quite so great an extent, though very extensive, as unfortunately my house lies lower than even theirs.

1608. Do they pump every six or eight days, like you?—Their cesspools are so large and contain so much water that they empty by means of slush-carts in the middle of the night.

1609. Then your cesspools are not so large as to create any necessity for your employing those carts?—No, we keep them smaller, in order to get rid of it in a less unpleasant way; for we have three men at work for three or four hours, and they empty our cesspool every six or eight days.

1610. Then it appears Leaf & Co. empty their cesspools less frequently, and empty them by a greater quantity at once?—Yes, although they would suffer the same inconvenience; but they have got a larger reservoir to contain the water that may arise.

1611. Are you aware whether the effluvia in the lower part of Leaf's premises is as unpleasant as in the lower part of yours?—I am quite convinced of that; it is within a year or two ago a man by going into their cesspool was killed.

1612. When application was made to the Commissioners for a removal of this grievance, who was it that made the application, and did all the inhabitants in the Old Change concur in that application?—There was an application, and I think I made the application; but I think it was by a petition signed by a number of the inhabitants. Mr. Dean went with me on one occasion; I went several times myself, and they treated me most cavalierly, and in a very indifferent manner. When I came in to make my complaint, three or four of the gentlemen got up; I stated the grievance, that we could get nobody to sleep at our warehouse to protect our property; several got up and said, then we should keep no property there; every one said, I have a motion to make, and I have a motion to make, we cannot attend to this.



Mr.  
Barrent Salomons.  
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1613. How long is that ago?—I should think from 12 to 18 months.

1614. Have you made more than one application?—Several.

1615. All since that time, or any before?—Since that time.

1616. Do you mean to state that the Commissioners declined bestowing sufficient attention on what you had to advance?—Yes, I certainly do.

1617. Then, if I understand you right, you are prepared to prove that the establishment of a convenient sewer through Old Change to remove this nuisance from your houses and the other houses in Old Change, is quite practicable, without any danger to the foundation of the houses?—I do, from what was represented to me by an experienced builder.

1618. Are you aware whether any inconvenience is sustained on the opposite side of Old Change, by St. Paul's School, for instance?—I am informed that Messrs. Cowper and St. Paul's School experienced considerable inconvenience.

1619. Do you mean to state that in the lower part of the premises at St. Paul's School, there is any such effluvia as that which you describe to inconvenience your premises?—I cannot state that; only that I have been persuaded they experience an inconvenience; the nature of that inconvenience or the extent, I am not prepared to state.

1620. But if there were an inconvenience experienced which was unfavourable to the health of any boys in that establishment, would it not be likely great complaint would have been made by the master?—No, I do not think it is likely; because all the inconvenience that is experienced on these premises is in the lower part of the premises, and the ventilation of the parts above would carry it off, most likely, particularly in so airy and spacious a situation as St. Paul's School is situated in. I have been informed they are obliged to pump at times.

1621. I think you stated that the estimate which you received from the city as being that sum for which they were content to perform the work, if you would bear a part of it, was considerably higher than the estimate which you yourself received from a builder whom you consulted?—We represented to the builder that the city required 600 *l.* of us, as a quota towards the expense, taking the expense to be, I think, about 1,600 *l.*; he then said, not giving us an estimate, that the thing could be probably done for much less.

1622. When the city stated their willingness to undertake these works, if the inhabitants of Old Change would contribute 600 *l.* out of the 1,600 *l.*, were most of the inhabitants of Old Change willing to enter into that outlay, or did most of them decline?—There may not be more than six inhabitants in that part of Old Change which has no sewer, and about three of them would be very willing to give their quota, Messrs. Leaf's and myself; I am not authorised to say so, but I have no doubt Messrs. Cowper would give their quota. I am doubtful if St. Paul's School, which occupies one-third of the street, would contribute at all.

1623. When the city offered to undertake the works in this way, was not application made to each inhabitant to know whether or not he would or would not contribute?—There was to Messrs. Leaf's, who said they would; it was not made by the city, but by our builder; he also consulted the surveyor of St. Paul's School, but did not obtain a decided answer.

1624. Was it not the duty of the inhabitants of Old Change to consult amongst themselves, and ascertain who was and who was not willing to bear the portion of that outlay?—Why, two or three of us who are the principal inhabitants did do so, and we were willing to do so, but we were not willing to bear that portion of the expense, as there were only two or three of us to divide 600 *l.*; we considered that after paying rates equal with every other inhabitant of the city of London, we were not justified in doing so, or at least we were entitled to get it done as cheaply as we could.

1625. Was it the opinion of the inhabitants that nothing ought to have been asked from them, or did they think 600 *l.* too much?—We considered 600 *l.* too much, but we did think something should be asked from us, as it was the general system in the city, and we should be willing to pay a portion.

1626. Did you make any offer to the city to pay a specific sum?—Not any; but at the time the sewer was formed in Watling-street, Messrs. Leaf were given to understand they would receive the benefit of that sewer, and they gratuitously gave 100 *l.* towards the formation of that sewer, notwithstanding which they have no benefit from it.

1627. You do not convey a clear idea of what it was which caused the negotiation between you and the city to terminate in nothing, and to prove abortive; because,



because, if I rightly understand you, when the city offered to do this for 600 *l.*, the inhabitants of Old Change did not ; although they complained of 600 *l.* being too much, they did not make an offer of any lower sum, to contribute 400 *l.* or 300 *l.*, or any thing they thought reasonable?—No.

1628. It never proceeded so far as that?—No ; but then a considerable time after, it may be as much as nine or 12 months after that, when we again urged them to either allow our builder to give us an estimate of what a sewer could be formed for to relieve us, and then they made the objection of the iron pipe, and declined it altogether.

1629. Do I understand you to state, that at the first application they did not advert to the existence of the iron pipe?—They did not.

1630. But on this latter application they alluded to the iron pipe as being an insurmountable impediment in the way of their making any sewer?—Yes ; which from circumstances it must appear evident to you is not quite the fact, it having been formed on the other part of the Old Change, where the existence of the iron pipe was.

1631. Do you mean to state that the same iron pipe, of the same dimensions, runs along the southern portion of the Old Change as runs along the northern portion?—Yes, it runs from Cheapside down to the Thames, and is of a very large size.

1632. And yet there is in the southern portion of the Old Change a sewer, above which this iron pipe runs?—There is.

1633. Did no written correspondence pass between you and the Commissioners at all on the subject of your complaint?—None but a letter stating the amount required of us.

1634. What rate do you pay to the sewers?—I am not prepared to say the exact amount ; I think my premises are rated at from between 250 *l.* to 300 *l.* a year, and we vary from 3 *d.* to 4 *d.* in the pound.

1635. Therefore you pay 3 *d.* or 4 *d.* in the pound upon a valuation of from 250 *l.* to 300 *l.* a year?—Yes.

1636. Have any complaints been made in Old Change of the payment of that rate?—Not any ; in fact we should not have the least objection to an increase of rate if we got relieved.

1637. Have you any thing further to state with reference to the inconveniences you sustain from the imperfect state of sewers?—In regard to some of the inhabitants not suffering so much as others from the sewer, it is in consequence of their having very deep cesspools, which join the land-springs and carry off the water, and their basement floors not being so deep and extensive as ours.

Mr. *William Dean*, called in ; and Examined.

1638. WHERE is your residence?—2, 3 and 4, Friday-street.

1639. You are a member of the firm of Charles Candy & Co.?—Yes.

1640. Have you resided there long?—Ever since 1826.

1641. Do you experience great inconvenience from the state of the sewers immediately into your house?—Very great inconvenience from the non-existence of sewers.

1642. Be so good as to state the nature of that inconvenience?—We have at the lower extremity of the premises a large cesspool, into which our water-closets empty themselves, and great stench and effluvia so frequently arises, that it at many times during the day renders it almost impossible to remain in the warehouse without placing open the doors and the windows. At night the inconvenience and annoyance is much greater, originating from the premises being closed, that our servants who are appointed to sleep one on each side of the ware-room are compelled to be removed every two or three nights ; they have suffered from the effluvia so much, that it has rendered them incapable of attending to their duties during the day, and our medical attendant said he would not be answerable for the consequence were we to persist in the men sleeping on the one side of the premises, No. 4. Within this last week one of our men, who was strong and healthy, has been compelled to relinquish his situation, in consequence of having to sleep three or four times a week on that side of the house ; we find it impossible at this time of the year, when the air becomes heated, and the effluvia and stench more powerful and impure, that we are compelled to relinquish our servants sleeping on that side, and leave our houses and property to the mercy of any persons who chose to break through that part of the establishment.

Mr.  
*Barrent Salomons.*

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Mr. *William Dean.*



Mr. William Dean.

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1643. You consider it essential to the perfect security of your property that some one of the persons in your employ should sleep down in that lower place?—Decidedly; they sleep on the ground-floor, not in the lower wareroom of all, but in the floor level with the street.

1644. And they are prevented doing so by the effluvia?—Yes; it is so powerful at times, that when our clerks go to the water-closet in the morning, I have known them to be turned sick, and seized with such sensations that we have deemed it a species of the malady which was so great and prevalent last season.

1645. Are you aware whether there has been more actual distemper in your house in consequence of this state of the sewer than in other houses in the city generally?—I think I may say for four or five years since we have been so much annoyed by it, that we have never had a medical man entirely out of the house.

1646. In what manner do you empty the cesspool in your house?—We used to empty it by carts, but we have latterly adopted a system of a pump, which we resort to after 12 o'clock at night.

1647. Does the water run down the street?—The water runs down Friday-street to the corner of Watling-street, it then finds its way into the common sewer recently made in Watling-street.

1648. Have you had any complaints from your neighbours of that practice?—We have not individually; remarks have been made generally that it is a great nuisance.

1649. How often are you obliged to pump the water out?—Sometimes every three weeks or a month; our cesspool is very large.

1650. Then the quantity of water which you empty at each successive period is very great?—It is.

1651. Are you aware whether the like inconvenience is experienced by all the other inhabitants of Friday-street?—By most of them, I should say by all, but not to so great an extent as ours, they not having so many persons residing on their premises.

1652. Is there no sewer at all running down Friday-street?—Not any.

1653. Have any representations been made of the inconvenience sustained by the inhabitants of Friday-street to the Commissioners of Sewers?—There have been representations.

1654. How long ago?—I should think about 18 months ago I made personally a representation to the Commissioners of Sewers at Guildhall.

1655. Was that on the occasion when you went with Mr. Salomons?—It was.

1656. Did you ever go on any other occasion?—Never.

1657. Was any joint representation made to the Commissioners of Sewers from all the inhabitants of Friday-street, or any joint memorial signed by all of them?—Not to my knowledge.

1658. Then you do not know if any other representations have been made, excepting that which you made yourself, in conjunction with Mr. Salomons?—I am not aware of any other. I have spoken to Mr. Legg, of Friday-street, who is one of the Commissioners of Sewers, on the subject; he replied, that provided the inhabitants would pay, I believe one-third or one-half of the estimate given by the Commissioners' surveyor, that they would then entertain the subject. Of course I replied that that was a thing I could not accede to, and as a young inhabitant of the parish, I did not feel myself bound to take so leading a part in it, not wishing to interfere in parochial affairs.

1659. When you heard this stated by Mr. Legg, as being the way in which the city would consent to proceed to remove this grievance, did you make known those conditions to any other of the inhabitants of Friday-street?—I did.

1660. Did they feel disposed to take any step in consequence of having been so informed?—They did not. I mentioned to the party, that I thought having paid the rates, although a young inhabitant, to such an extent, I thought something ought to be done for the money that we were annually paying.

1661. Was objection made by the inhabitants of Friday-street to the payment of any sum at all in part of the expense of relieving themselves from the inconvenience which they sustained, or did they complain of the sum required by the city being too much?—I did not make a general application to the inhabitants; I applied to one or two, who said that they would be happy to join me in a fair contribution towards the expenses. I said I would certainly pay a portion if it was necessary, but I thought it ought to be done without coming to the pockets directly of the inhabitants of the ward.

1662. Has



1662. Has there been a meeting held of the inhabitants of Friday-street, with a view of taking any joint steps to mitigate the inconvenience?—I think not.

Mr. *William Dean*.

1663. When you went to represent the inconvenience you sustained to the Commissioners of Sewers, had you any reason to complain that attention was not paid to what you said?—Decidedly I had. I consider from the observations that were made, it was deemed a subject over which we had no immediate control, and that if they chose to do anything for us, it was entirely of their own pleasure; I then answered to myself that I should never trouble them again, and I have never since been on the subject.

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1664. And that application was 18 months ago?—From 18 to 20 months ago.

1665. Did you ever at all hear what was likely to be the expense necessary for constructing the sewer in Friday-street, so as to remove the inconvenience of which you complain?—I have not.

1666. Neither you nor any other inhabitant of Friday-street procured any estimate on the subject?—Not at all.

1667. You are not aware of any other application having been made to the Commissioners of Sewers from Friday-street, except that which you made yourself?—I am not aware of any; it has been the subject of conversation at times between some four or five of us in Friday-street, but I do not think any one has gone officially or in a business way about it.

1668. Is the whole of Friday-street in one parish, or in one ward?—No, it is not.

1669. I wish to know whether the defective state of the sewage in Friday-street has ever formed a matter of consideration, either at the ward meetings or at the parochial meetings?—I cannot say, never having attended either.

1670. Have you any further statement to make?—I have not.

Mr. *Thomas Lowe Wheeler*, called in; and Examined.

1671. YOU reside in Gracechurch-street?—I do.

1672. You are a Surgeon?—I am.

Mr.  
*Thos. L. Wheeler*.

1673. Do you experience any inconvenience from the state of the sewers in Gracechurch-street?—Excessive.

1674. Be so good as to describe the nature and extent of that inconvenience?—At or after midnight commonly, or between that and dawn, or even after dawn in the morning, pumping of stercoraceous filth is practised sometimes every night, sometimes with the omission of a night or two between.

1675. Do you mean that this pumping takes place in the houses of your neighbours, or in your own?—Not at all in my own.

1676. But in the houses of your neighbours in Gracechurch-street?—Yes.

1677. If you find no necessity to pump in your house, how is it they find a necessity for pumping out theirs?—That I cannot explain.

1678. Is your house better situated in respect to the communication with the sewer than your neighbours?—There is a large cesspool which is emptied at long periods, as is usually the way in better accommodated parts of the town.

1679. Then the cesspool belonging to your house is considerably larger than the cesspool belonging to your neighbours?—It must be so, because it has not been emptied probably for seven years together.

1680. Do you experience any inconvenience from your own cesspool?—Not any.

1681. Then the whole of the inconvenience which you experience arises from the efforts made by your neighbours to relieve themselves from their dirty water?—Yes.

1682. How frequently does this pumping occur?—Sometimes in hot weather every night.

1683. What becomes of the water; does it run down the street?—It runs down the whole length of the street, so as not only to be offensive to the smell, but visible to the eye.

1684. Is there any sewer to Gracechurch-street?—There is now to the lower part of it, constructed I think within these two years, since the building of the new bridge.

1685. Has this practice of pumping in the houses of Gracechurch-street gone on uniformly ever since your recollection?—I began to occupy the house in which I reside in November 1819, and from that period to this the practice has continued.



Mr.  
Thos. L. Wheeler.

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1686. And it is neither greater nor less than it was when you first came to reside there?—I think of late years, if I am to judge from my smell and the greater frequency of the nuisance, that it is more frequent now than it was when I first inhabited the house in which I reside.

1687. How far up Gracechurch-street does this newly-constructed sewer extend?—I believe not higher than to the angle at which the road branches off from the original line of Gracechurch-street to go to the bridge.

1688. Then it does not extend up so high as Fenchurch-street?—Certainly not.

1689. Have any representations been made by the inhabitants of Gracechurch-street to the Commissioners of Sewers of the inconvenience sustained by them?—I believe not.

1690. Has any requisition ever been presented by the inhabitants of Gracechurch-street to have a sewer constructed?—I cannot undertake to say it has been, but if it has been so I am ignorant of it.

1691. Has any unhealthiness been caused to your family by this frequent stench?—I myself am an exceeding sufferer from it, added to the sources of indisposition which London contains of a less avoidable nature.

1692. You ascribe a portion of the ill health you suffer to the inconvenience of the sewers?—Yes, I do undoubtedly; the stench is intolerable; having passed, as other medical persons do, a part of my life in anatomical studies, I am sure I would much rather bear the inconvenience caused by them than the one of which I now complain.

1693. Are you aware as a medical man whether there is any peculiar unhealthiness occasioned in Gracechurch-street by this stench, as compared with other portions of the city of London?—I cannot undertake to say that. I think it is a fair presumption that that may be the case, but I have not statistical knowledge enough to compare the healthiness of my own situation with that of any other confined places in the city.

1694. I think you stated you had not made any complaint or representation to the Commissioners of Sewers yourself?—No, I have not; not a formal or official one.

1695. Neither in person or by writing?—No. I had some conversation with one of the neighbours who I believe is on the Commission of Sewers.

1696. What did he say?—He stated the general difficulty of finding a remedy, as far as I recollect. I cannot be quite precise in what passed between him and me, because I had given it up as a hopeless subject long ago, and it was not till I heard of this Committee that I thought of making any fresh application.

1697. I think you state, as far as your house individually is concerned, you experience no inconvenience?—Certainly, we are not offenders. I mean that we do not in any way contribute to the production of the nuisance.

1698. Your cesspool is sufficiently large to go for a considerable number of years without requiring to be emptied?—Yes.

1699. Have you any further statement to make as to the inconvenience of the sewers?—The effluvium pervades the house to such an intolerable degree at times, that individuals of my family have been awaked by the intolerable odour, and have been obliged to rise from bed, and quit their room, and to go into a room free from the stench.

1700. Those rooms looking towards the street would be of course most affected by this smell?—Yes, and we have been obliged to give up sleeping in the front bed-rooms, those at the back of the house being rather more free from the annoyance, though not wholly.

1701. You state members of your family have been forced to go out of the room?—They have been awaked in the night, and have been obliged to quit their bed-rooms to go into a more habitable atmosphere.

1702. What part of Gracechurch-street is your house situated?—Four doors below St. Bennet's church, on the east side of the way below Leadenhall-market, to the south of Fenchurch-street. Upon one or two occasions, coming home about midnight, I have thought that possibly I might obtain information from some of the watchmen, and upon one occasion I accosted one man, who gave me his name, and he is watchman to the ward of Bishopsgate, I took it down and I have it in my pocket; he mentioned that during all the time that he had been a watchman that this nuisance had more or less continued.

1703. Do all the inhabitants of Gracechurch-street, from one end to the other, find it necessary to pump out of the houses in this way?—Many of them do;

I cannot



I cannot say how many do not or how many do ; there are some that do and some that do not.

1704. What sewer-rate do you pay for your house ?—I occupy the upper part of a very large house, which is more convenient to me than possessing the whole of it, and I pay a general composition for rent and taxes ; I presume that a considerable sum is paid by the landlord.

1705. But it is not paid by yourself ?—I pay 140 *l.* a year as a composition for rent and taxes, full of every thing.

1706. You are not aware what sewer-rate is charged upon the house ?—No, not at all. I apprehend that the value of the ground premises is very considerable, and that, therefore, a very high rate must be paid by the landlord.

Mr. *James Smith*, called in ; and Examined.

1707. YOU are a Surveyor, of No. 2, Gray's-inn-square ?—Yes.

1708. Do you attend here on behalf of Child & Co. ?—Yes.

1709. Do the premises of Messrs. Child & Co. experience much inconvenience in consequence of the state of the sewers ?—I consider so.

1710. How long have you been acquainted with the premises ?—Personally, only for three or four years, as surveyor.

1711. Will you state what is the nature and extent of the inconvenience experienced by the Messrs. Child ?—From the sewer on both sides, both the city and westward, not being of sufficient depth to take the water from the basement story, and their being subject at certain times to a very great overflow from land-springs or wall-springs, which completely floods them. The bank premises, although they have raised the floor already from 10 inches to a foot, at times their floors are sometimes now as much as eight inches under water.

1712. How frequently does that happen ?—Why, it is not very frequently, because as soon as ever they find that to be the case they get a pump and they pump it dry ; their kitchen and their water-closets being up-stairs the water goes up by pipes, considerably above the bottom of the basement story under the ground-floor ; one of their houses, where their kitchen is in the usual way, on the basement story, they suffer so much inconvenience that they are obliged to have a kind of forcing pump, which prevents the stench arising ; it lifts the water of the cesspool to a certain height, and then it goes off by a drain into the sewer. If it was the common pump the stench would arise. Well, then, the houses that they have in Child's-place, are several steps higher, and they do not so often experience this inconvenience.

1713. You state that the principal inconvenience arising to Messrs. Child & Co. is from the accumulation of water in their premises, which water they can only get rid of by constant pumping ?—Yes.

1714. Do they experience any inconvenience from smell ?—No, because their kitchen being on the ground-floor, all the foul water goes off ; it is high enough to take the foul water off at the ground-floor level.

1715. Are you aware whether the houses in the neighbourhood of Messrs. Child's experience a like inconvenience ?—I think they must necessarily. I have applied to the Surveyor of Sewers on the city side, and he informed me that the sewer was not deep enough to take the water of the basement story at that upper end of Fleet-street. On the Westminster side I understood a new sewer of sufficient depth came within 40 yards of Temple-bar, which only wanted lengthening up to that distance.

1716. Are you aware whether the premises of Messrs. Child have been deepened since the city sewer was laid, or was the sewer originally laid of insufficient depth ?—Originally laid of insufficient depth, because Messrs. Child and Co. have decidedly raised their cellar floors from 10 inches to a foot to get out of the water, they were so frequently flooded before.

1717. When you spoke to the Surveyor of Sewers, did you make any representation of the inconvenience experienced by Messrs. Child ?—Yes, I did.

1718. Were those representations conveyed to the Commissioners of Sewers ?—I do not know that they were.

1719. There has been no formal complaint made by Messrs. Child to the Commissioners of Sewers ?—It must have been many years ago, the land-springs then were more frequently overflowed, and having raised their floor, they do not now

Mr.  
*Thos. L. Wheeler.*

13 May 1834.

Mr. *James Smith.*



Mr. James Smith.

13 May 1834.

suffer so much inconvenience. The surveyor, when I saw him, told me it was a matter of course, it could not be done, the sewer was not deep enough.

1720. The surveyor told you it was a matter that did not admit of any remedy?—One of their tenants put up a forced pump to take away the foul water.

1721. What becomes of the foul water when it is so pumped up?—By lifting it to a certain height the sewer will then take it.

1722. The forced pump lifts it to such a height as to enable it to get into the sewer?—Yes.

1723. It does not come into the street?—No. From what I could learn, if the sewer was a yard deeper it would take the water of Messrs. Childs' place, and this other house of theirs in Fleet-street, but not off the bank.

1724. You think the sewer is not deep enough by more than a yard?—Yes, on the city side.

1725. And on the Westminster side?—That I cannot speak to, but I can say (having measured it) that their floor at least is 10 feet below the foot pavement.

1726. Is there any other way in which Messrs. Child suffer inconvenience from the state of the sewers?—Not themselves, this one house did until they erected this pump.

1727. Do you know what sewers-rate Messrs. Child pay?—No, I had not time to ascertain that.

Mr. John Smith, called in; and Examined.

Mr. John Smith.

1728. WHERE do you reside?—No. 23, Leman-street, parish of St. Mary, Whitechapel.

1729. What is your trade or profession?—A solicitor, and clerk also to two pavement commissions, and I have already sent in written representations officially from those boards.

1730. To whom have you sent them?—To the Chairman of this Committee.

1731. To what facts do those written representations relate?—Complaints of the want of sufficient drainage in the districts under the control of the Commissioners.

1732. You complain of the drainage of the district?—Of the state of the sewers.

1733. But is it more particularly of defective draining or defective sewers?—Of want of sewers.

1734. What is the nature of the inconvenience experienced by the inhabitants of Leman-street?—In Leman-street we are not so badly off as in some of the neighbouring streets; we have a sewer there, but that is not of sufficient depth to drain the basement of the houses.

1735. But in the neighbouring streets they experience great inconvenience?—They have no sewers whatever.

1736. Then in what manner is the foul water disposed of?—The inhabitants are obliged to have cesspools, and pump the contents to the surface of the streets, and get rid of it in that way.

1737. Was that the case in all the neighbouring streets?—In the principal neighbouring streets, such as Prescott-street and Mansel-street.

1738. Have any complaints been made by the inhabitants of the neighbouring district to the Commissioners of Sewers of this state of things?—The Pavement Commissioners have made representations to the Commissioners upon the subject.

1739. On what ground did the Pavement Commissioners interfere; inasmuch as it injured the pavement in any way?—Not so much from that as from the complaints received by them from the inhabitant householders.

1740. Why did not the inhabitant householders, if they were dissatisfied, make that representation at once to the Commissioners of Sewers?—I believe they have done that themselves as well.

1741. Are you aware of the nature of the representations that the inhabitant householders have made to the Commissioners of Sewers, or are you only aware of the representations which the Paving Commissioners have made to the Commissioners of Sewers?—I only speak as to the latter representations; the Pavement Commissioners are themselves inhabitants, and of course suffer the same inconvenience.

1742. And what is the nature of the inconvenience experienced; is there much stench or effluvia?—Yes, this waste water, which is pumped on the surface of the street, is very noisome and offensive to the smell.

1743. Is



1743. Is the interior of the houses annoyed by unpleasant smells, in consequence of this state of things?—I am not aware of this generally.

Mr. John Smith.

1744. A great inconvenience is the stench of the foul water running along the surface of the streets when it is pumped out of the houses?—Yes, that is the principal inconvenience.

13 May 1834.

1745. Do the houses in that neighbourhood all pay sewer-rate?—Yes, we are all taxed to the sewer-rate.

1746. You contend you experience no benefit at all from the sewer?—We derive a trifling benefit of course, because the surface water is carried off; but one chief cause of our complaint is this, that in neighbouring districts, which have newly sprung up, they have had the benefit of sewers, while we, the inhabitants of an old established district, have not; that is the principal objection.

1747. When these representations were made by the Paving Commissioners to the Commissioners of Sewers, what reply was returned?—That in consequence of the want of funds they were unable to comply with our requests.

1748. Did any correspondence pass?—Yes.

1749. Have you got the correspondence with you?—I have it not with me.

1750. Is it very voluminous?—Merely a few letters. When we made our complaint to the Commissioners of Sewers they promised to attend to the matter as soon as they possibly could, and in fact they have lately brought a new sewer into our district.

1751. In point of fact, your complaint to the Commissioners of Sewers did produce a considerable abatement of the nuisance?—It has produced a partial abatement, but not a general one.

1752. It has led to the erection of a new sewer, or more than one, by the Commissioners, has it not?—Of one sewer.

1753. In what street is that sewer?—In White Lion-street.

1754. When that sewer was erected was any portion of the charge borne by the inhabitants of the street in which it was laid?—Not individually.

1755. The whole expense was borne by the Commissioners?—I believe it to be so.

1756. Have you still continued to make representations to the Commissioners since this new sewer was erected?—No, we have not; because we fancy that they will attend to us as soon as they are enabled to do so.

1757. Then you have, in point of fact, no ground for supposing that they have delayed attending to your complaint in any unnecessary manner?—No, I really have not. I think that it was from want of sufficient funds that they did not do it before, and perhaps eventually we may be benefited by them generally.

1758. In what district of the Commissioners of Sewers is the part of the town to which you have alluded situated?—The Tower Hamlets.

1759. Have you any further complaint or statement to make?—No, I have nothing further to observe.

Mr. John Houseman, called in; and Examined.

1760. YOU are Clerk to the Commissioners of Sewers, Westminster?—Yes.

Mr. J. Houseman.

1761. Is that book a record of the minutes of proceedings of the Court of Sewers for the city and liberty of Westminster?—Yes.

1762. Have you got there a record of the court upon the application of Mr. George Watkins, to arch over a part of the King's Scholars' Pond open sewer, at Pimlico?—I have.

1763. How many applications were made by Mr. Watkins?—One.

1764. Have you got the copy of the minute?—I have.

[“A Copy of the Record of the Proceedings of the Court of Sewers, upon the applications of Mr. George Watkins, to arch over a part of the King's Scholars' Pond open sewer, at Pimlico, dated 1829,” was then put in.]

1765. The papers which you now deliver in contain a copy of the petition of Mr. George Watkins, and also a faithful copy of the proceedings of Commissioners of Sewers on that petition?—They do. I received a precept under the date of the 2d May, and also one dated yesterday, the substance the same, but the words somewhat different. I have prepared the accounts in consequence of the first precept.



Mr. J. Houseman.

13 May 1834.

1766. The papers which you now deliver in are returns in pursuance of this order?—There are four separate returns which I make to it. The first is a return of the total amount raised by rates or otherwise for the level known by the distinction of the Ranelagh Level, since the 47 Geo. 3, c. 7. The second is a return of the number of feet of sewers, with the size thereof, describing each separately, built within the level known by the distinction of the Ranelagh Level, at the cost of the Commissioners, since 47 Geo. 3, c. 7. The third is a return of the number of feet of sewers, with the size thereof, describing each separately, built within the level of the Ranelagh district, by or at the cost of private individuals, since the passing of the Act 47 Geo. 3, c. 7. The fourth is the amount paid by the Commissioners of Sewers since the 47 Geo. 3, c. 7, as compensations to persons upon the district drained by the Ranelagh Sewer, whose lands have been damaged or cut away for the widening, deepening and embanking of open sewers; also as contributions in special cases towards the expenses of sewers built by private individuals.

Mr. Richard Kelsey, called in; and Examined.

Mr.  
Richard Kelsey.

1767. WHAT are you?—Surveyor to the Commissioners of the City.

1768. How long have you been their surveyor?—Only about two years and a half, but I was surveyor's clerk for 18 years previously, and I am, generally speaking, intimately acquainted with all the proceedings of the Commissioners during that time.

1769. Are you aware of the complaint which was made by Mr. Salomons in reference to the state of the sewers in the Old Change?—I am aware such a complaint was made.

1770. Have you any communications to make to the Committee with respect to that complaint?—Mr. Salomons and the other inhabitants applied to the Commissioners, and required that they would construct a sewer in the Old Change, to relieve their premises; and the Commissioners directed an estimate to be made, as is customary, and answered, that upon their paying a given sum, which was about half their estimate, that a sewer should be made. Mr. Salomons objected to that, and conceived that it was not fair; that it ought to be paid out of the general sewer-rate. And subsequently the inhabitants made another application, and another estimate was made by myself, the first estimate having been made by my predecessor.

1771. How long ago was the first estimate?—About 18 months or two years.

1772. How long ago is it since the last estimate was made?—About 12 months. I am not prepared with the exact dates, I am speaking merely from memory.

1773. The Commissioners feel very great difficulty in making a sewer there, on account of the risk there is in passing St. Augustine's Church?—When the sewer was built in Watling-street the churchwardens served notices upon all the officers of the Commissioners, the builder, the clerks of the works, and every one concerned, that they would be held responsible for the safety of the church. It was absolutely necessary we should pass it, and we did; we took very great care, as much care as possible, and we have reason to believe that the church has not suffered in the least, but still the ground has been to a considerable extent disturbed on the south side, and we feel that to disturb it still further by working the eastern end of the church, and close to its tower, we should incur very considerable risk. In addition to that, there are the heavy buildings of Leaf & Co., and those of St. Paul's School; there is a large iron main of 2 ft. 9 in. diameter belonging to the New River Company, that is beneath the carriage way.

1774. Does that run up all Old Change?—The whole length of Old Change.

1775. Do you consider that the existence of that iron main forms a very material impediment to the construction of any new sewers in the Old Change?—There is no doubt that it does.

1776. Does not a sewer run all down the southern portion of the Old Change, notwithstanding the existence of the main?—The Commissioners originally intended to have carried the sewer through St. Paul's Church-yard, and down St. Paul's Chain. The surveyor of St. Paul's Cathedral was apprehensive that that structure would be injured by it, and notices were given by the ecclesiastical authorities, and a threat was held out, that an application would be made to the Lord Chancellor for an injunction. The Commissioners directed the works to be suspended, and feeling that there would be a *prima facie* case against them, inasmuch

as



as the slightest fear of injuring such a building would naturally and necessarily induce the Lord Chancellor to grant the injunction until inquiry could be made; and the expenses of merely suspending the works being exceedingly heavy, they thought it the more prudent course to run the risk of going down Old Change and Little Carter-lane, so as to avoid it. The opinion of the officers of the Commissioners was at variance with that of the surveyor of the Cathedral. We conceived that there really was no risk at all, but yet the Commissioners thought that rather than be subject to the obloquy of injuring such a building as that, that they would submit to any thing. They did not voluntarily go down the Old Change, and with great care they have constructed a sewer, but there is a considerable difference between the situation of the south end of the Old Change and the north end. At the south end there are only light buildings, merely common houses, but in this upper portion the buildings are so heavy, and so occupied with merchandize, that, in addition to their height and other circumstances, they conceive that the increase of risk would be certainly two or threefold, and they would be very happy to do anything they possibly could to accommodate the neighbourhood, but it must naturally be attended with very considerable expense.

1777. Is it your opinion that the construction of a sewer in the upper part of Old Change would be altogether impracticable, or only that it would be very expensive?—I do not think it would be absolutely impracticable, but it certainly would be very expensive; but there is one point that bears very considerably on my mind. Mr. George Smith, who is surveyor to St. Paul's School, and who I believe is not among the applicants for a sewer to be built there, and I have so much respect for his opinion and his general judgment, that I quite fear that he has apprehensions that if a sewer were built, that after application had been made by the trustees of the building, the Mercers' Company, that then they would have no remedy against the Commissioners, they being applicants, and therefore accessory to the damage themselves, that he has altogether held back, and the Commissioners have had no application on that (the western) side.

1778. Then do you mean to state that there is not a perfect unanimity amongst the inhabitants of Old Change as to the prudence or propriety of constructing a sewer in that street?—I should quite expect that.

1779. Do you state that of your own knowledge?—I do not, it is only assumption on my part; and I think the Commissioners would not be justified in running the risk, for risk there certainly is, without some understanding or undertaking from the parties, that they would themselves run that risk, that they would re-instate their buildings if they should be injured; and I speak especially with reference to St. Paul's School.

1780. Have any complaints ever been made by the principal authorities of St. Paul's School, of the state of the sewage in Old Change?—I have not heard of any.

1781. Can you state what proportion of the inhabitants of the Old Change have actually preferred complaints to the Commissioners?—I cannot; but I think the main complaint is confined to Mr. Salomons. I may state, the sewer in Watling-street is extraordinarily deep; it is somewhere about from between 33 and 35 feet beneath the surface, and we had intended to bring up a shaft directly to the end of Old Change, but owing to the notice we had received from the parish of St. Augustine, we removed that shaft westward, and placed it in the narrow part leading into St. Paul's Church-yard.

1782. Do you mean to state generally, that the complaint received from Mr. Salomons received a very careful consideration and examination from the Commissioners of Sewers to the city, and that the result of it was, there appearing to be great danger, or at all events a very large expense indeed would be necessary if they complied with what he required?—Yes; I may state with reference to Mr. Salomons' complaint, that his house has been more inundated by water since the sewer was built; that the necessary effect of building the sewer to such a great depth, must drain any thing above it, instead of flooding it, and that I have heard that Messrs. Leaf & Co. have underpinned the whole of their building, or a very large portion of their building, and have been enabled to get deeper cellarage in consequence of the sewer being made, it having drained the ground.

1783. Are you cognizant of the complaint made by Mr. Dean of Friday-street?—I am not aware of that individual's complaint; but I believe there was an application made for a sewer to be constructed in Friday-street, and that an estimate was made, but the amount I am not aware of without reference to the books.

Mr.  
*Richard Kelsey.*  
13 May 1834.



Mr  
*Richard Kelsey.*

13 May 1834.

It has been mentioned that the inhabitants have objected to pay either a third or half of the expenses of building new sewers, and that they conceive that the construction of new sewers should be made out of the sewer-rate. The sewer-rate itself is only for the repairing, amending, enlarging, widening, deepening and extending old sewers, and the Commissioners are authorized, under the Finsbury Sewer Act, to take some portion (there is no portion mentioned) to take some portion of the sewer-rate to assist in making new sewers, and the Commissioners only require a contribution from a particular neighbourhood, because their means are not sufficient to pay for making new sewers wholly. It was a matter of arrangement which they have found convenient for the public service, and which they conceive to be just, inasmuch as the particular neighbourhood derives a particular benefit; and for instance, the inhabitants of Temple-bar ought not to pay for a benefit to the inhabitants of Ludgate. With respect to the complaint of Mr. Wheeler of Gracechurch-street, I have to state, that the inhabitants applied to the Commissioners of Sewers last year; that an estimate was made; that I understand a very large portion of the money is collected, and the Commissioners stand pledged to continue the sewer up Gracechurch-street next July.

1784. What proportion of the entire estimate of the expense do the Commissioners require to be contributed by the inhabitants of Gracechurch-street?—Half; that is the general limit.

1785. Are you informed that that sum has already been got together?—I have understood from a Commissioner of the ward of Bishopsgate Within, that that is the case with respect to his ward. As to the complaint on the part of Messrs. Child & Co., that sewer in Fleet-street, as I explained in my former evidence, was constructed by private individuals, who undertook it as a speculation, and Messrs. Child's house being situated at the head of the sewer, necessarily receives less benefit than any other portion of the street, that of course being the higher.

1786. With reference to the complaint made by Mr. Salomons, were you made acquainted with the fact that he had obtained information from another builder different from that which the city surveyor laid down?—I was not; but I believe I know that builder personally; and as to Mr. Salomons' idea that a builder would be afraid to have his name used because the Commissioners might act oppressively towards him; I am quite satisfied there is no foundation whatever for it; I believe that the individual's name is Burton, and that he can have no apprehension whatever from any ill-will, and that ill-will certainly does not exist towards anybody.

1787. Is it Mr. T. Burton of Spitalfields?—Yes, I think I have so understood.

1788. Did Mr. T. Burton, of Spitalfields, give an opinion as to the practicability, and as to the difference of expense of constructing this sewer, decidedly in accordance with Mr. Salomons' views?—I am not aware that he did, and I have only gathered it from Mr. Salomons' evidence this day; but I quite conceive that Mr. Burton would not have committed himself by so saying.

1789. Do you conceive that Mr. Burton had gone through the examination of the locality as minutely as you have done?—Mr. Salomons, I believe, did not so state; it appeared from his expression that it was merely a guess on the part of his builder. I may state with reference to Mr. Salomons' evidence respecting an iron pipe to be laid down, that Mr. Salomons and Messrs. Leaf & Co. had some communication with the Chairman of the City Commissioners, wishing the parishioners to lay that pipe; it was understood that it was to be laid under the footway, that they might pump their refuse water into this pipe, and it should run into our gully. The chairman said, that there would be no objection to it under the circumstances, and that the pavement would be relaid at the cost of the Commissioners, but that the Commissioners could not lay the pipe down.

1790. You have no further communication to make with reference to the statement made by Mr. Salomons?—No. If there should be anything (I am only speaking now from memory), I should be most happy to afford the Committee any information I can; I may state that to be the general feeling of the Commissioners of the City. They are not afraid with respect to any investigation that may take place with respect to them.

Mr. *Beriah Drew*, again called in; and Examined.

Mr. *Beriah Drew.*

1791. THE list which you now deliver in contains the names of those individuals for whom the aggregate sum laid before the Committee has been expended in the construction of private drains in 1831?—It does.

[*The following List was then put in.*]



# SELECT COMMITTEE ON SEWERS.

123

Parties on whose Application Drains and Arching were made.	WHERE SITUATE.	AMOUNT.	Mr. Beriah Drew. 13 May 1834.
		£. s. d.	
Thomas Fort - -	Bricklayer, for arching over sewer through a piece of ground at the corner of Old Barge-house, Christchurch - - £. 6 16 11		
	Carpenter's work, ditto - - 4 18 2		
	Paviour's ditto, ditto - - - 5 -		
	Surveyor's fees on the occasion 1 13 -		
	Cash returned to Mr. Fort - 6 6 11		
		20 - -	
Child & Vickers - -	Stoney-lane, Southwark - - - -	78 15 -	
D. Watney - -	Belvidere-road - - - -	2 5 10	
Charles Dimes - -	No. 2, Henry-street, Vauxhall - - - -	6 5 -	
Messrs. Walmsley - -	No. 5, London-road - - - -	5 15 -	
Mr. Neat - -	No. 5, Lambeth-walk - - - -	2 8 -	
Horton Ledger - -	For making drains in the London-road - -	125 9 6	
Thomas Keeton - -	Blackburn's-alley, Bermondsey - - - -	19 2 -	
High Constable - -	On account of work done in Camberwell-road, being the amount of subscription entered into by persons residing in that neighbourhood -	80 - -	
Thomas Flockton - -	Spa-road - - - -	4 14 -	
Mr. Harnett - -	East Lane-road - - - -	113 2 -	
Mr. Perry - -	No. 208, Borough, High-street - - - -	15 2 -	
William Abbott - -	From a house the corner of Thornton-street, Dockhead - - - -	6 19 -	
Ann Bell - -	Arching at the back of the City of Salisbury public-house, in Locksfields - - - -	5 5 -	
Mr. Goble - -	Two houses in Tooley-street - - - -	11 - -	
W. R. Fry - -	Seven houses in the Boro'-road - - - -	16 11 -	
Mr. Forrester - -	Two houses in Blackfriars-road - - - -	16 8 -	
Archbp. of Canterbury	For arching and forming several sewers on his estate at Standgate, Lambeth - - - -	1,240 - -	
Messrs. Zetterguist - -	East side of Blackfriars-road - - - -	15 7 -	
Mr. Birt - -	No. 190, High-street, Borough - - - -	13 4 6	
Mr. Nelthorp - -	House and Office of the Lambeth Waterworks in Blackfriars-road - - - -	16 8 -	
Thomas Gilbank - -	From three houses in the Broadway, Union-street - - - -	7 3 6	
William Chadwick - -	Houses on the north side of Park-street - -	5 - -	
Ditto - -	Houses the corner of Swan-street and Trinity-st. - - - -	4 19 6	
William Pouget - -	Two cesspools and drains to take off surface-water from St. Andrew's-road, at the back of Horsemonger-lane - - - -	6 16 6	
Mr. Newman - -	Drain in Silver-street, Tooley-street, to take away surface-water - - - -	36 15 -	
Mr. John Atkins - -	Money paid him, being surplus of expense of drain at St. Mary-le-strand-place, Camberwell - - - -	3 9 6	
Mr. Taylor - -	London-road, Southwark - - - -	3 3 3	
Reid & Co. - -	King's Arms public-house, corner of Chester-street, Kennington-lane - - - -	9 14 1	
F. Young, Esq. - -	House in Kennington-lane - - - -	7 2 10	
George Baker - -	New Palace-road, Lambeth - - - -	9 8 -	
Silas Galsworthy - -	New Cut, Lambeth - - - -	5 17 -	
William Latham - -	Charlotte-terrace, New Cut, Lambeth - - - -	5 12 6	
Bennett & Hunt - -	New Palace-road, Lambeth - - - -	9 19 9	
Mr. Arch - -	Charlotte-terrace, New Cut, Lambeth - - - -	5 17 -	
Mr. Knight - -	Ditto - - ditto - - - -	5 17 -	
Mr. Knight - -	No. 6, Royal-row, Lambeth - - - -	2 10 6	
Mr. Bent - -	New Palace-road, Lambeth - - - -	2 7 -	
Hayward & Nixon - -	Ditto - - ditto - - - -	2 14 10	
Mr. Tringham - -	Belvidere-road, Lambeth - - - -	2 - -	
John Field, Esq. - -	Royal-row, Standgate, Lambeth - - - -	2 10 6	
Peto & Grissell - -	Pedlar's-acre, Lambeth - - - -	2 11 3	
Mr. Ward - -	Bermondsey-street - - - -	6 18 6	
Mr. Walters - -	Arch in Asylum-road, Camberwell - - - -	14 17 -	
James Linfield - -	Bermondsey-street - - - -	4 17 3	
John Rayley - -	Arching sewer in Southampton-street, Camberwell - - - -	12 12 -	
Mr. Harnett - -	Premises at the Neckinger, Bermondsey - - - -	2 9 4	
John Earl - -	Henry-street, Lambeth - - - -	1 - -	
George Curtis - -	House in the Hatch-road, Broadwall, Lambeth - - - -	1 7 -	
o.28.	R 2	(continued)	



Mr. Beriah Drew.

13 May 1834.

Parties on whose Application Drains and Arching were made.	WHERE SITUATE.	AMOUNT.
		£. s. d.
Archbp. of Canterbury	Cesspools and drains in the Palace-road and Royal-row, Lambeth - - - - -	111 - 9
William Howis - -	Arching sewer adjoining premises in Lambeth -	76 7 -
John Grey - -	No. 3, Neptune-place, Cornwall-road, Lambeth	3 3 -
John Steady - -	Four drains in Princes-st., York-road, Lambeth	4 - -
Joseph Cox - -	Premises in Hammond's-court, Cornwall-road, Lambeth - - - - -	2 14 10
	£.	2,196 17 -

[Mr. *Elmes*, Surveyor to the Port of London and the Committee of the Thames Navigation, stated that he attended in consequence of a summons which had been served upon him, but not knowing the particular points to which his attention was to be called, he wished his examination to be deferred.]

Mr. *Thomas Mason*, called in; and Examined.

Mr. *Thomas Mason*.

1792. WHERE is your residence?—Norton Folgate.

1793. Are you within the limits of the city?—I am not, it is just out of the limits of the city.

1794. Have you any complaints to make of any inconvenience which you experienced from the state of the sewer in your neighbourhood?—None.

1795. Is there any department in the administration of the Commissioners of Sewers of which you think there is reason to complain?—I am not aware of any excepting the enforcing the arrears, two or three years after a rate is made, from a new proprietor of an estate.

1796. To what district do you make particular allusion?—Cambridge Heath, Hackney.

1797. What Commission are you in?—The Tower Hamlets.

1798. Have the goodness to describe more particularly the circumstances of which you make complaint?—The occupiers of houses in a place called the Crescent, Cambridge Heath, in April last were summoned for a rate made in 1831, although the then proprietor of the house lived up to 1833 on the estate, and was able to pay.

1799. But when the new proprietor took possession of that tenement, did they not assure him that there were no parish rates unpaid?—They did so as mortgagees, and they lose several thousand pounds by the transaction.

1800. How does that loss occur?—They took a security on the property, and in consequence of the depression of the times when they offered it for sale, they did not realize the amount by 3,000 l.

1801. Then the circumstance of which you complain is an omission on the part of the Commissioners of Sewers to exact rates at the period when they became first due?—Yes, and for 18 months afterwards, and enforcing them although the houses have not been all occupied, some not built when the rate was made.

1802. How can they enforce arrears on unoccupied houses?—As soon as an occupier takes possession, a demand is made for the whole rate, without reference to the time of occupation.

1803. Are the proceedings of the Commissioners with reference to this particular district to which you allude, different from their proceedings in the other parts of the district over which they exercise a control?—I think different from Holborn and Finsbury.

1804. What is the practice of the Commissioners of Holborn and Finsbury?—Making an abatement for the time unoccupied; I am told so, I do not know it of my own knowledge.

1805. Are you yourself occupier of a house in this particular locality?—No, I am in Finsbury.

1806. Has any pecuniary loss fallen on you in consequence of this arrangement of the Commissioners?—As a representative of a mortgagee, acting under a power of attorney, there has.



1807. Will you state the amount of pecuniary loss which he in particular has incurred?—The solicitor attended the appeal on 18th April, and was ordered to pay. The rates are not yet paid, but they will amount probably to 5 *l.* on about nine houses; but that is not a singular case, though it is the longest time overdue.

Mr. *Thomas Mason.*

13 May 1834.

1808. Were the houses unoccupied during the whole or greater part of this interval of time which elapsed between when the rate was made, and the present time?—Some of them, and a great part of them occupied by the then owners.

1809. Are you aware whether any steps were taken by the Commissioners to obtain payment from the other owner?—I never heard of any.

1810. Might they not have taken steps to obtain such payment, although you have not heard of them?—Certainly.

1811. So that you are not prepared to prove there was any neglect on the part of the Commissioners in exacting payment of the rate, during the time when those houses really were occupied?—It they had taken steps it would have been paid as a matter of course, because there was plenty of property on the premises.

1812. You do not in fact know what their proceedings were with reference to those intermediate occupiers, but you only collected that they did not distrain, because if they had distrained the rate would have been paid?—Just so.

1813. You are not acquainted with what their proceedings were against him during the time of his occupation?—No.

1814. Have you any further statement to make with regard to that particular locality?—There is another case, that of Whitechapel, where there was a similar loss, but the rate there had only been due about a year; it was made in 1831, and enforced in October or November 1832.

1815. During the interval were the houses unoccupied?—Occupied; and if the rate had been enforced it would have been paid by the then proprietor, instead of which the loss now falls on the ground landlord.

1816. How are the Commissioners to be expected to know when any house changes its occupier?—The last case I am speaking of consists of 14 or 16 houses, and all the other rates were remitted, except the sewer-rate, and that was enforced, and enforced more strictly than the land-tax would have been.

1817. Did any dispute arise as to the legal right of enforcing it; was any legal opinion taken?—An appeal was made to the Commissioners, and it was afterwards made on their order.

1818. Then I presume there was no doubt entertained of the legal right of the Commissioners to enforce it?—The tenant who took the premises of me was not in a situation to contend with the Commissioners; he paid it, and called upon us to allow a proportion of it.

1819. Is the legal right of the Commissioners to exact the rate as they do, a matter of dispute or doubt at all?—I believe not.

1820. Have you any thing to suggest with respect to the collection of arrears?—No, I have not; only it is considered in our neighbourhood, by the owners of property, that charging a rate whether occupied or not, is carrying it rather too far. There are many house proprietors in the neighbourhood of Spitalfields that will, I dare say, give you better evidence than I can.

1821. They complain that the sewer-rate differs in that respect from other rates that fall on houses which are not charged during the intervals of the want of occupants?—Yes; and the charge being made where there are no sewers.

1822. What do they do in the parish in which you reside, with reference to the poor-rate?—It is charged only for the time of occupancy. It is the same with regard to the land-tax; I remit the land-tax itself; we only charge for the time of occupation, and the assessed taxes the same.

1823. Have any representations been made generally throughout the district to the Commissioners, of inconveniences arising from this practice?—Not in the neighbourhood in which I reside, but in the neighbourhood that I spoke of (the Tower Hamlets) there have.

1824. You have nothing further to state?—No.

*Adam Munford*, called in; and Examined.

1825. WHERE do you reside?—No. 12, Whitechapel-road.

*Adam Munford.*

1826. What is your profession or trade?—A fishmonger.

1827. Have you any information to give to the Committee respecting the management



*Adam Munford.*

13 May 1834.

management of the sewers of your neighbourhood?—I have been an individual sufferer from the want of sewers.

1828. Are there no sewers at all in the street in which you live?—About two years ago the Commissioners built a piece of sewerage for about 20 houses, which came opposite my house, in consequence of repeated complaints that I made.

1829. What part of the Whitechapel-road do you live in?—Opposite the church.

1830. The Commissioners built a sewer which came opposite to your house?—Opposite to my house.

1831. Did not that remove the inconvenience of which you complain?—No.

1832. What is the nature and extent of the inconvenience which you now suffer from it?—I stated it in a communication to Mr. Ward some time ago, and I have passing through my kitchen the rain and waste water from 40 houses, and that communicates with a small and imperfect 9-in. barrel drain, not sufficient to allow the water to pass off, and whenever there were heavy rains, this imperfect drain became choked, and the water returned into my kitchen instantaneously. On one occasion my wife and servant were at work, and the water entered and rushed upon them, I suppose to the depth of three feet, whereby my wife was ill for 30 weeks, and she was heavy with child, and the child she bore, I am sorry to say, was ill perhaps for years, and I lost another child in consequence of it.

1833. You feel assured this misfortune occurred in consequence of the defective state of the sewers?—I have no doubt of it.

1834. Does this sewer run along the Whitechapel-road?—Yes.

1835. Where does it commence and end?—The water runs from the rector's house to Church-lane.

1836. What is the length of this new piece that they built?—To pass 20 houses.

1837. Was it built in consequence of your representations?—I made several representations to the Commissioners, which were not heeded, and at last I was driven to the necessity of presenting a petition to this House.

1838. When was that petition presented?—About three years ago, I put it into the hands of Mr. Hume, and Mr. Hume told me that he would write to the surveyor and to the clerk.

1839. What size sewer did they then build along the Whitechapel-road that passed the 20 houses?—I do not know.

1840. Did it go along the centre of the road?—Yes.

1841. Does it take, in point of fact, the drainage of those 20 houses?—No; it is that of which I complain.

1842. What is the reason, if it passes along in front of your house and of the houses of your neighbours, that it does not take off the drainage of your house?—I am labouring under severe indisposition in consequence of a cold which I caught attending to the drains of the kitchen.

1843. The inefficient 9 in. barrel drain, of which you spoke, into what sewer does that fall?—Into Church-lane.

1844. Does it not fall into this new piece of drainage?—No; it is supposed that I should carry, at my individual expense, this waste and rainwater from those 40 houses which I have named.

1845. The reason why they have not carried this drain into your house is, that they expected you should pay the expense of putting the drain into it?—When I have spoken to any of the Commissioners, they have said, "Certainly, the nuisance is very great, but why do not you find who the parties are who belong to this property, and indict them for a nuisance." That would be an impracticable job.

1846. The Commissioners contend that you ought to make the communication between this 9 in. barrel drain and the new drain, and that the expense of doing it ought not to fall on the trust?—I suppose so; I have never had that communication from them.

1847. Have you never had any formal communication with the Commissioners with respect to this?—No.

1848. No correspondence passed between you?—No.

1849. You do not know the real grounds on which their objection rests?—No more than hearsay, that they have erected a piece of sewage, and you must individually carry your water into it. Now I contend it is not my water.

1850. Do you pay the sewer-rate?—Most unquestionably.

1851. Do those 40 or 50 houses pay the sewer-rate?—All, I presume; we pay sewer-rate where there are no sewers in existence.

1852. Is



*Adam Munford.*

13 May 1834.

1852. Is it the general practice of the Commissioners in other parts of the district which they superintend to carry the communication from the drain into the individual houses at their own expense?—I cannot speak to that, but this is not an individual case. I unfortunately have the waste and rain water from 40 houses through my kitchen, which, when there are heavy rains, return and blow the kitchen floor up, and inundate the place two or three feet with water, spoiling all my property, and injuring the health of my family.

1853. What would it cost?—I do not know.

1854. Have you never informed yourself what it would cost to remove this great inconvenience?—I have not; I relied on Mr. Beak, the surveyor; he told me it should be entirely removed, and that I never should be annoyed again in that way.

1855. When did they tell you so?—Before they commenced building this piece of sewer, and when they were about it.

1856. Have you had no communication with him lately?—No.

1857. You do not, in reality, yet derive the slightest advantage from this new piece of drainage?—No. I have been in bed three weeks in consequence of cold and inflammation of lungs from repairing and cleaning out these shocking drains; we are obliged to leave the doors open of a night.

1858. How far from your house is this new piece of drainage?—Twelve feet.

1859. And you use this 9 in. inefficient barrel drain; by making a drain of 12 ft. to it you could use the new drain?—There is a space left opposite my house circular, from which it appears to me they intended to have conveyed a drain to my house.

1860. You could yourself, if you chose to do so at your own expense, continue this 9 in. barrel drain, and you could take it into that space which they left for it?—No, I do not think I could do that; I think I could form a barrel drain to take away all filth from me and take it into a new drain, if I chose to do so at my own expense.

1861. Have you never considered whether it is worth your while to incur that expense, if the inconvenience is so great as you mention?—I have a very small interest in the premises, neither do I think it just that I should do so; I have suffered inconceivable loss, that nothing can repay me for.

1862. If it be not the practice of the Commissioners in other parts of the district to carry the communication from the drain to the houses of individuals, why should you expect they should do that for you?—It is not for me; I before mentioned it is a public thing; some of the houses in Montagu-street, the whole of the estate of the Green Dragon-yard, and most of the houses to No. 13, all communicate with my cesspool in the kitchen.

1863. Which goes under your house?—It falls in the kitchen, and when there are heavy floods of rain it blows the boards up.

1864. Have you stated all that you have to state in reference to the inconveniences you suffer?—I think I have. I am not in a fit state to appear before you; I should not have obeyed your mandate but I thought it imperative; I have been in bed these three or four weeks. I could furnish you with much evidence with respect to the Tower Hamlets sewer, but I am not in a fit state to do so.

1865. Relating to what points?—The want of sewerage generally; the inconvenience people are sustaining from the want of that sewerage; the state of the health of the people where there are no sewerages. You will find the filth lying on the surface of the ground like duck-weed in a stagnant pond.

1866. In those parts of Whitechapel in which there are no sewers?—Whitechapel-road is sadly drained, it is almost impassable; we abound in cesspools, which are pumped out at night to the annoyance of passengers and everybody that lives in the neighbourhood.



*Jovis, 5<sup>o</sup> die Junii, 1834.*

H. G. WARD, ESQUIRE, IN THE CHAIR.

Mr. *Alexander Milne*, called in; and Examined.

Mr.  
*Alexander Milne.*

5 June 1834.

1867. HAVE you any observations to make to the Committee with respect to sewage?—I am to state to the Committee a nuisance arising from the state of the sewage on the north of the Uxbridge-road, by the drainage of a large district now nearly covered with buildings, into the Bayswater stream, and from thence into the ornamental water in Kensington-gardens and Hyde Park, by which the state of the water is rendered offensive, and in a great degree a public nuisance. The Commissioners of Woods have been advised by very high legal authority that such a drainage may be resisted, and that they can resort to legal means for that purpose; that they had applied to the Commissioners of Sewers and the trustees of the Paddington estate, to cause a new sewer to be made, by which the drainage might be diverted by means of forming a new sewer from the Bayswater stream along the Uxbridge-road into a tunnel sewer formed some years ago by the trustees of the Bishop of London's estate, but that the trustees of that estate had declined to be at the expense of such new sewer; and that in consequence of the great difficulties likely to attend the legal proceedings, the Commissioners of Woods were desirous of bringing the matter under the notice of the Committee, in the hope that the attention of Parliament might be called to the subject.

1868. Do the difficulties arise principally from the want of power of the Commissioners of Sewers to construct a new sewer?—I apprehend so; but the Commissioners of Sewers, or some of their officers will be most competent to give evidence as to that.

1869. The whole subject relates to the Westminster trustees?—Entirely; the Commissioners of Woods had applied to the Commissioners of Sewers to remove this nuisance, and had applied to the Bishop of London's trustees, and had offered to share the expense, but they declined to meet any part of the expense; the Commissioners of Woods felt they would not be justified in incurring the whole expense on the part of the public in removing this nuisance, which is brought on Crown property for the benefit of an adjoining estate.

1870. Which estate has very recently been built upon?—Yes, and is still in progress; the evil is increasing every day.

1871. What are the exact effects of it in Kensington-gardens, does it bring an accumulation of matter?—Yes, the most offensive that can be, the soil of a large district. [*The Witness takes the Plan and describes.*]

1872. The Commissioners of Woods and Forests are the Commissioners of Sewers in Regent-street?—Yes, the Commissioners of Sewers, and a number of other persons, they are members of that commission; but there are a great number of other persons; there is a separate Commission of Sewers, and the Commissioners of Woods are members of the commission and Lords of the Treasury, and other persons having property within the line. I suppose 40 or 50 commissioners; they meet at the Office of Woods.

1873. Is there anything peculiar in the constitution of that board?—No, nothing whatever, merely the Crown was at the expense of a new sewer along Regent-street, to drain that in the Regent's Park. They had no other property but the Crown property in Carlton-terrace and Regent-street and Regent's Park. It is managed in the same way as the Westminster commission.

1874. Is it under a special Act?—Yes, the 53 Geo. 3, the New Street Act.

1875. Does this Act change the provisions of other Acts relating to sewers?—No, there are the same powers.

1876. That all houses are liable to the sewer-rate; they all have access to the sewer?—Yes; there is no house assessed that does not have the benefit of the drainage.

1877. You go on the old sewer principle; whether they benefit directly or indirectly, they are equally liable to the rate?—No; no houses are rated that do not benefit by the sewage.

1878. You conceive that to be a fair principle of the sewer-rate, that it is to be extended as much as possible?—Yes.

1879. Have



1879. Have you had any complaints in that district of the amount of the rate of sewers?—Of the amount of rate?

Mr.  
*Alexander Milne.*

1880. What is the amount of rate?—It varies; I think it is 4 *d.* in the pound. I do not recollect; I can send you a communication of that; I will send you a little statement of the Commissioners, and the working, and everything about it.

5 June 1834.

Mr. *John White*, called in; and Examined.

1881. YOU are an old Commissioner of Sewers?—Yes, I have been so for 28 years. Mr. *John White*.

1882. It was understood you had some communication you wished to make to the Committee respecting the present management of the system of sewers?—I have felt that there is a great difficulty and hardship in taking the assessment of the sewer's-rate from the poor's-rate book. Being one of the Commissioners of Sewers, I have not attended so much lately as I did formerly; but when once an assessment becomes due to the Commissioners of Sewers, it is continued, whether the house is empty or not; the consequence is, it falls exceedingly heavy, heavier than it does where either an empty rate is taken from the parish.

1883. What do you mean by an empty rate?—In many parishes they take half a rate, that is an empty rate, both on the paving and on the lighting, and I believe on the police; but I am not sure.

1884. Is that the only defect you have to point out in the present system?—I have felt that all new and substantial works should be kept upon a separate account, and not mixed in common in the general expenditure, such as simply repairs.

1885. What would be the effect of that separation?—The effect of it would be, that you would disperse, probably, over many years, that which the ground landlord or reversioner of the term would probably have to pay a portion, instead of the mere occupier having to pay, as in the present instance. It is perfectly true, that the sewer-rates were originally landlords' taxes, but that they have become, from covenants and stipulations of leases, in fact, tenants' taxes. They have been found, from their vast increase in the Westminster district, to be so heavy as to rise sometimes in successive years from the inhabitants, from the state of the collection, to 6 *d.* in the pound; whereas for a great many years indeed, they only amounted to 1 *d.*; and my full conviction is, that 1 *d.* in the pound, for a sewer's-rate annually, is amply sufficient, and ought to be sufficient for any district whatever of the metropolis.

1886. What do you mean; that 1 *d.* in the pound, sewer's-rate, would cover the new works as well as repairs?—Certainly not new works, if great improvements are contemplated, but new works as regard any amendments of bridges, or perhaps some continuations of existing sewers.

1887. Do not you think it a hardship, in the present system, that houses are equally assessed whether directly or indirectly benefited by the sewers?—Most unquestionably.

1888. Have you ever known, or has there been any communication, that there should be a difference in the assessment in favour of houses which have no actual communication with the sewers?—I have suggested that in court frequently.

1889. How has the suggestion been received?—It has been said, that it would be, without a great deal of trouble, impracticable.

1890. What, to make the distinction?—To draw the distinction. I am not of that opinion.

1891. Have you any observations to make on the general mode of conducting the business in the courts; do not you think additional publicity would be a great advantage?—It is more than 20 years since I have maintained that the public have had a right to be present at all the courts, excepting when they retire to debate on any particular question, but as long as it was a court of appeal the public have as much right there as they have in the House of Lords on an appeal.

1892. You mean the Commissioners have a right to clear the court under particular circumstances, but that, in general, their proceedings ought to be public?—Most unquestionably.

1893. They never have been public during your experience in the court?—I think there has been a considerable relaxation of late in the courts at Westminster; I believe persons have not been refused.

1894. Have applications been refused?—Yes.



Mr. John White.

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1895. And publicity was not the rule of the court, but rather the exception?—Very far from it; the parties who have been appealing against the rate have been told to go out.

1896. And was there at any time a fixed rule in the Westminster court as to the mode in which business was brought in, or did it depend on the option of the chairman?—So much so that there has never been any addenda laid before the Commissioners, or paper of what was going forth.

1897. Do you mean that the Commissioners themselves were not apprised of the business likely to be brought forward on a particular day or particular hour?—Certainly, except it were upon the special summons; sometimes the business was a special business on the summons.

1898. That was only sometimes, not always as a necessary part of the summons?—No, I think not.

1899. It depended on the chairman, then, at what time and in what way he would bring forward any question coming before the court?—Most unquestionably.

1900. Have you ever seen that power exercised in such a way as to produce any sort of decision of a question when another might have been expected if a full attendance had taken place?—Why, I might have a little delicacy in answering such a question as that.

1901. Do you conceive that that power gave, in point of fact, to the chairman the power of deciding a question as he pleased by means of his own friends?—I do not believe it ever was exercised, but it undoubtedly gave that power.

1902. You say that the public never were admitted to those courts as a matter of right; that was the rule?—No.

1903. But they have been lately, as a matter of courtesy?—I have understood it has been claimed as a matter of right; I do not know it.

1904. What, claimed lately as a matter of right?—Yes.

1905. Were you ever present during your commissionership at a large public court when strangers were present, with full and free admission to the public?—No; the crier of the court gives notice for all parties to draw near, but it is not attended by the public notwithstanding. The crier gives that notice, undoubtedly.

1906. What, through the streets or at the doors of the house?—Upon the stairs or staircase of the court-room, fronting the court-room; there is a proclamation made for all parties to draw near.

1907. Is there any notice given in the newspapers in addition to this proclamation?—Of the courts? There is a printed annual card, which states the courts and fixes the meetings which the Commissioners have, and I dare say individuals could have them if they applied for them.

1908. Was the number of the Commissioners who attended the meetings habitually great?—Variable; I have known it at times to be considerable. On elections there is generally a larger attendance, but the court must consist of six being present, and people do not stay the whole of the time. I suppose, on the average, if eight or nine Commissioners or persons were present at once, more would appear upon the roll of the day.

1909. Have you no other suggestions to make as to possible improvements in the system?—I am quite clear that in a commission so large as that at Westminster, there ought always to be some persons sitting who could decide upon the evidence, so that parties should not have to wait from court to court, or from committee to committee. It is a thing that requires to be done almost within two or three days. The interval of the court's sittings is much too large.

1910. Is there not power in an officer of the Court of Sewers to meet any emergency that may occur?—Any emergency of course would be protected, and stand over till the court had decided on that particular subject; but I am speaking of making inlets into existing sewers. I know Mr. Robert Gwilt told me the other day he had been more than a fortnight detained, in consequence of the court not sitting.

1911. What, to obtain leave to make an opening into the sewer?—Yes. I am satisfied that the system of a court is not fitted for the good management of a large commission, where things are required to be done frequently, repeatedly. I do not mean accidents, they are provided for pretty well by the surveyor.

1912. Should you not think if a board were constituted of scientific men, men who really understood the subject scientifically, men constantly sitting in the metropolis, and arranging the disposition of sewers on one uniform principle, should



should you not think the public might derive great advantage from the change, without a great increase of expense?—I am satisfied for a town commission it would be the better way; for a country commission, I do not know.

Mr. John White.

5 June 1834.

1913. The question refers to the metropolis: as to the commission for the metropolis, do not you consider if all the trustees were amalgamated into one, and that one a board to which the public could have constant access every day in the year, and endeavour to combine the system throughout the whole of the metropolis, a great advantage would result to the public from this?—It would be the greatest improvement possible, and the greatest benefit to the possessors of property, no doubt.

1914. At the same expense?—I should think at considerably less, for there would be a uniform system.

1915. Suppose you could combine this change with great improvements, for nearly the same expense, would it be preferable?—I think it would have precisely the same effect as the consolidation of the metropolis roads. The application of rivers and currents to town drainage is not a good system; they are a system that do not work well together.

1916. You often find in your old system, your old Acts give very inadequate powers?—In my opinion the old Acts give very large and extensive powers.

1917. On one side, but inadequate in some others?—To small local affairs, which must be the case in town drainages.

1918. But inadequate with regard to the construction of new sewers; and you have always had a scruple about the construction of new sewers?—I am decidedly of opinion the potent statute of Hen. 6, which is not in our book, is not repealed, and that it gives every power and every facility which the Commissioners can require at this moment.

1919. For new as well as old sewers?—I apprehend that that section keeps it alive; it enables you to construct new sewers in proper places upon practical subjects. I should just wish to make this observation, that I conceive the true principle of town drainage is, that the upper waters, that is, the waters from the upper part of the town should never find their way to the main watercourse in common with those waters which obtain their discharge below the level of the high tide. I would explain it a little more fully thus: it is, that if a channel be made by which the waters (we will say Regent-street and Hanover-square) can be conveyed directly to the Thames without descending (which it can be) to the top of high water-mark, they never should have any side flaps or entrances by which the low waters should have a common discharge into the river. I had a long conversation with the late Mr. Rennie on that subject, and he was decidedly of that opinion, and that it was a great error in every sewage when it was so constructed.

Mr. William Fowler, called in; and Examined.

1920. YOU are a considerable proprietor of Brompton-square?—Yes.

1921. The whole of which is included in Westminster sewer?—Yes.

1922. You have several remarks to make on the manner in which the business of that trust is conducted?—Yes, I have.

1923. In the first place, you have some remarks for the mode in which the accounts are kept?—Yes.

1924. Be so good as to state them?—I consider that the expenditure of the commission for the special levels might be kept more distinct, and posted in separate books by themselves.

1925. There are seven levels in the Westminster trust, are there not?—Four.

1926. The accounts of which you think ought to be kept separate?—They are mixed in the quarterly account; although they are posted up in totals and separate accounts, they are not posted in minutiae; so that if I wanted to see any particular expenditure in any one level, I must hunt over a number of books, in place of the whole being posted up into one particular level; that would facilitate the inquiry any person who is a rate-payer would have a right to make.

1927. Then that is your objection to the mode of keeping them, that they are not kept sufficiently distinct; that each level is not kept distinct?—That is one objection; then the next is, that the number of the order for any particular work that is charged in these accounts is not posted to the work as so charged in these accounts, so that any Commissioner or other person taking up the account could not tell whether the work was executed at the whim of a surveyor or by order of

Mr.  
William Fowler.



Mr.  
*William Fowler.*

5 June 1834.

the Commissioners, not at the moment, but by search, or, in fact, if it is executed at all; though it is charged, there is no possibility to show that without research, which must be laborious, because made up of minutiae. To give you an idea of the minutiae, the last quarterly bill was 2,143 *l.* 18 *s.* 5 *d.*, and the only absolute work you could lay your finger on and say you knew it was executed, is 645 *l.* 19 *s.* 10  $\frac{1}{2}$  *d.*

1928. That alludes merely to the mode of keeping the accounts?—It does.

1929. But you say you object to the manner in which the money is collected to defray the expense of each level?—Yes; as a proprietor of property, it is material to landlords, who generally covenant that the tenant shall pay the sewer-rate; in property of importance, and mine is of some value, it is usual to covenant that the tenant shall pay these rates, but if there is a neglect, and a lease runs out, or afterwards runs out, and there is a neglect in the collector to seek that money, when the tenant may be moved to France or other places, and the new coming tenant is annoyed by application for rates though due from a previous person, all of which would not happen if they were closely and properly collected.

1930. Do you mean that the rates are allowed to run on until two or three rates are due perhaps?—It has happened even to that extent, particularly if a little difficulty occurs about the payment of the former one. A rate may be made, here was one the 18th of May 1832, and the parties did not leave till Midsummer; in consequence of this rate not being sought after, the parties are gone, and now the house is liable for the rate, though the tenant at that time was liable for the rate.

1931. You having previously allowed your tenant to deduct the rate from his rent, having calculated your rent on the payment of the rate on the part of the tenant?—Exactly so, and many of them are in this way; I believe it is a general complaint.

1932. The third point you mentioned is the uncontrollable proceedings on the part of the Commissioners; what do you allude to more particularly in those words?—In the year 1821, when I purchased my property at Brompton, application was made for leave to build a sewer, in the month of April, preparatory to building the houses, at the time there being no houses; preparatory to building the houses, application was made that we might go through them direct, and not have the houses imperfect. Leave was given to build that sewer, but an obligation was attached to the leave, of putting it into the ground at a certain depth, which was a very prudent thing, in order that when other sewers that it had to connect itself with were made perfect and good, as they ought to be, the sewer would also be made good and perfect likewise. Having built this sewer and erected the main houses on the sewer, for eight years this sewer of mine was kept as a cesspool with 3 ft. 3 in. of mud and water in it, according to that drawing, made to be discharged in the smaller sewer down Yeoman's-row, which small sewer ought to receive the contents of five other small sewers, all of the same size, and consequently when any heavy rains came this one sewer could not take away the contents of the five, and mine on these occasions was filled up to the crown to receive the overplus the one would not take, till it rose in the kitchens of the houses, and when the rains subsided it drew itself off by degrees.

1933. Your sewer being built of a capacity quite sufficient for the drainage of all your own houses?—Yes, a first-rate sewer.

1934. Consequently, as far as depends on your having provided an adequate drainage of the whole of the houses you had built?—Just so: after enduring this burthen for some eight or nine years, I was put to an enormous cost of building 160 *l.* worth of sewer to take it in another line in addition, they never performing their engagement with me.

1935. In what line do you mean that you were forced to form a sewer in another line to carry off the contents of this main sewer you originally constructed by the desire and according to the orders and plans of the Court of Commissioners?—Just so, exactly, creating to me thereby a loss of about 150 feet to the left, which otherwise would have been appropriated to the right, for I should have been glad to take it to the right, thereby losing 300 feet. My first order being to take it to the eastward, finding I could do no good there, and having waited these number of years, I built the main sewer from my own estate down to Alexander-square, another new property springing up in the neighbourhood. I built it to Alexander-square, going westward in the room of eastward; 150 feet I believe would have been appropriated to the west in the place of the east, there being as much as 300 feet difference.

1936. Did



1936. Did you make any remonstrance to the Court of Commissioners?—Repeatedly, and petitioned them.

Mr.  
*William Fowler.*

1937. What answer did you receive?—The only answer I ever got was, that the small sewer went through the ground of a troublesome man, the original small sewer, and they did not feel that they could cope with this person, but that if I would arrange with him they would build the large sewer to meet the purpose of clearing my sewer.

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1938. They having previously engaged unconditionally to construct this sewer?—Yes.

1939. And have the Court of Commissioners made you no allowance for your loss?—None whatever, they have taken the benefit of everything I have done, by building other sewers for other people, and leaving mine.

1940. Your houses, for which you provided sewerage entirely at your own expense, are liable to the sewer-rate?—Yes; I am paying nearly 100 *l.* a year sewer-rate from my own property, the accommodation of which I purchased at my own cost. I believe there has been one year excepted of the rate only. I have lately applied to the Commissioners of Sewers, in order to the further improvement of the neighbourhood, that a piece of sewerage in front of Chelsea Church, measuring about 500 feet, might be built by some means or other, how, I left to the Commissioners to find out, but in the event of their building that piece in front of the church, or obtaining the building of it, I had obtained the concurrence of a friend of mine, Mr. Gunter, to spend 600 *l.* to carry it 600 feet further, and if that was accomplished it would improve the drainage of the neighbourhood, for I feel the line that Mr. Gunter wishes to carry his sewer is the legitimate line for our neighbourhood. This line to which I have been forced to turn, being a very circuitious roundabout way, that we are losing the benefit of a fall, inasmuch as we are obliged to go twice the distance to reach the same object, the Thames. The Commissioners refused to do this small bit, consequently Mr. Gunter cannot lend his money, or give it to the assistance of the neighbourhood, which otherwise would be very materially improved, for though the town of Kensington lies to the amount of 38 feet above high-water mark, still the draining of the town of Kensington is exceedingly bad; our workhouse, which is a very fine house, stands well out of the ground; we can scarcely drain it to the depth of three feet under the surface, though we are 30 feet above high-water mark; this is from the circuitous route we are obliged to go, this old Ranelagh ditch way. If Mr. Gunter's line were adopted, which would be the new line built for Chelsea New Church, we should be more straight in our current to the Thames; that would be a greater facility; the sewerage itself would be more clean, without the expense of cleaning.

1941. Your next point is, that the accounts should be rendered to some authorized body; what do you consider the authorized body, some local authority, or to some general system of superintendence?—That would depend on any improvement that might take place in collecting the rates: if the rates were collected in the same manner the police-rate is collected, the Commissioners might send in to the parish, "we have expended in your parish so much last quarter, send us the amount." They should offer us an account. If they are to go on from year's-end to year's-end without being subject to any control, I feel the money will be expended, as I contend it now is by the Commissioners, and dribbled away; not expended fairly in carrying the ostensible works into execution.

1942. Your system appears to be, adopting the provisions of the Vestry Act, in point of fact?—In a great measure.

1943. And applying them to the accounts of the Commissioners of Sewers?—Yes.

1944. And to the election of the Commissioners of Sewers?—I would not say the whole Commission should be so elected, perhaps it would be well that a great portion of them remained as they are now, but that each parish subscribing largely should be represented.

1945. You say that powers should be given to Commissioners to build sewers, and increase the outlets to the Thames; do you conceive the Commission has not power to build sewers?—I do not so conceive; but that has been a source of difference between us; the chairman says, we have no power; their representative, the clerk, says, we have no power. Then the Act of Parliament, if I understand it at all, says that we have power: the Act that has been renewed. It is for want of this power they cannot build 500 feet, that is, to cause other gentlemen to lay out the money. £. 2,000 would be expended privately, instantly, if you got over this small



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piece. Each gentleman has a dislike to spend money for others. I will spend it for myself. Though I was forced to do so, I did not contemplate it; it was from necessity; I was compelled to make this last expenditure, having been as it were decoyed into the former.

1946. You merely wish to see that point cleared up as to the power of the Commissioners to erect?—They say they have not power; if they have not, it is necessary they should have that power. Then I say, if that power is given, that they have the power of building sewers, then it would be advisable to increase the number of outlets, for the purpose of keeping themselves more clean, without perpetual expense. As I previously observed, our money is much dwindled away in doing work which is no work when it is done; it has got to be done again almost instantly.

1947. Do you mean that the works are badly constructed, or is it for want of a combination of works?—There is such a lothfulness in the Commissioners to undertake any majestic work; they would rather clean a drain of two feet 20 times a year, than go to an expense that would not be equal to that; they would rather do small jobs than undertake a work on a large scale. It might be said, that if the principle of rating was kept to levels, this idea of mine of increasing the outlets into the Thames would be creating new levels; it would be so to the Commissioners; you will have more accounts to keep, the result would be so, but that would not be the case provided the parishes were made liable for charges that are expended on the parish you would call on them to pay.

1948. Provided the parish was well and effectually drained, it would not matter in the least keeping the account by levels?—No, not at all.

1949. Provided there was a distinct drainage by one uniform system, they would be willing to contribute to it, would they not?—I believe the general objection to the payment of the rate is, not having that benefit, having no advantage from it; though we have these papers sent us round, you are rated at 6 *d.* in the pound, and 1 *d.* on land, those are the words printed at the bottom. If a house has no drainage by a sewer, it ought to be only 1 *d.* rate, for it is only land drainage.

1950. You wish to see a distinction made between houses which derive benefit from the surface drainage, and those which have an actual communication with sewers?—Yes, the same principle it is on the lands; the turnpike-road is drained by some small gully drain that does not drain houses, and ought only to be charged 1 *d.* for the land; why should it be more for houses? it is no more expense to drain a road for houses, than it is for land.

1951. You suggest that power should be given to each parish with a commission in vestry to nominate commissioners, one commissioner for every 5,000 of its population; you mean to say, if the present system of local drainage is continued, you wish to see parishes empowered to have a representative in the commission of their own election?—Yes, for this reason; in our board of commission, of which I have only been two months a member, though we have 250 commissioners since two years last, within one year there have been nine; that is at variance with the clear rules made by the Lord Chancellor in 1834.

1952. Out of this 250, the chairman, the clerk, and one or so of the surveyors have been all the commission, with one or two gentlemen who go there to do the work?—And principally you will find that in the return of the number that attend. The gentlemen come in and walk out again; they are not men of business; perhaps they do not stop two minutes, still their names are down as one of the gentlemen, and if you see the list of gentlemen who attended for the day, you would not find one-third of them there united. Since I have been there the numbers have a little increased; there are five or six of those who do act with me; I do not take things for granted, because I happen to hear them; I like to see them. From the designation some gentlemen happened to give me, I might be troublesome, it might be true; I never take anything for granted. But who are the men that form the commission? Merely friends of one or two who happen to be there before, who have got no interest whatever in the property. A man with the rental of 5,000 *l.* a year has been shut out for these 10 years.

1953. The attendance has been very habitually small in the Westminster district?—I have found it so when I have had occasion to go there.

1954. Before you were a commissioner, had you access to the trust at any time; was it constituted by a public meeting, or were you refused permission to the courts?—I never tried it; I never had it in contemplation that it was an open court; but the board, I understood it was, declared it an open court.

1955. You.



1955. You conceive that if the parish had a voice in the choice of those commissioners, of course they would choose men who would be more likely to attend than those now in the commission, and who would see the business effectually done?—No doubt of it.

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1956. You have had some experience now in what are the duties of this trust; should you not conceive there are occasions when, after elections of this sort, people coming fresh to their work without knowing anything of the general system of sewage, would be disadvantageous?—Very much so; that is my objection to the whole of any body or any board going out at one time; I contend, if only a third was changed it would be better. Perhaps out of a board you find four or five who may know something about it, all the rest know no more about it than of Nova Scotia.

1957. The average attendance proves by the record to be 11 on each of the court days; of those 11, you say some members take no part in the business of the court, but merely come in?—I have seen a gentleman come in and go out, the name is put down.

1958. You say some better method of contracting for the building of sewers should be compellable?—Yes.

1959. Are not the contracts made public now?—Why, I am obliged to report, that on the representation I am making, I shall do it correctly. I understand that the Commissioners when they think proper to break up an existing contract, it is not made in any stated time; they write to some few, and those few give them an answer, and then they take a security for 2,000 l.; but that is not a public tender.

1960. Do you conceive the work would be done, in instances of which you have knowledge, cheaper or better by public tender?—I am quite sure this sewer that I have spoken of, built at South End, Kennington, has cost the Commission 18 s. 5 d. per foot, independently of making up the road over it, that is paid for by various sums; there is 1 s. 9 d. per yard for making the road, and so forth. Now, a sewer of this description might be equally as well built, and would not cost so much by at least 10 per cent. independently of those little extra charges which I have not got the particulars of.

1961. You say, from your own experience, it might be as well built at 10 per cent. less?—Yes, for having built so much, and having laid out about 60,000 l. in building, I must have great knowledge of it in my own property, and I pay my own people; but this work might have been done if the Commissioners had attended to it, for it is utterly impossible that a general contract can be made for sewers, to be an honest contract; there must be either an error against the contractor or an error against the Commission, for many sewers being built in different situations ought to be at different prices. If you have deep digging, there is extra allowed for that; and if you made a special contract for 1,000 feet of sewer, at a given price, you would have nothing to do but to see that it was well executed, and discharge the obligation. In some cases the very soil that came out would pay the expense of all the digging; the value of it, if it comes out all good gravel, would pay all the expenses; the contractor would not know that; he would not know if he got 1,000 feet of sewer to build, the digging would pay that; he would undertake that sewer at the value of the brick-work, without charging any thing at all for the digging, the soil paying for it; in other places the soil would be a burthen, and they would have but one long cartage on it, consequently the man could not in justice to himself build you that sewer at the same price he built you another, where he knows he can sell the digging.

1962. You mean there is one general contract price for building throughout the district, which ought to vary under such particular circumstances?—Which must vary. In answer to the return you called for, I beg to offer this as the result.

1963. The return of the number of feet built by the Commissioners, as compared with the number of feet built by individuals on particular levels, the Commissioners receiving the whole of the sewer's-rates, the individuals receiving none?—Yes.

[The following Return was put in.]



Mr.  
William Fowler.

5 June 1834.

EXTRACTS from the RETURNS made by the *Westminster* Commission of Sewers; in obedience to the Order of the Honourable Parliamentary Committee on Sewers.

Open and Covered Sewers built within the Ranelagh Level, at the cost of the Commission, since 1807.

Open Sewers :—12 feet wide	-	-	-	-	-	185 feet.
Walls only	-	-	-	-	-	1,402
Bottom only, 16 feet wide	-	-	-	-	-	1,105
						<hr/> 2,692
Covered Sewers :—9 feet wide	-	-	-	-	-	55
10 feet 9 inches wide	-	-	-	-	-	187
4 feet wide	-	-	-	-	-	341
3 feet 6 inches wide	-	-	-	-	-	387
3 feet wide	-	-	-	-	-	5,443
Ditto	-	-	-	-	-	473
						<hr/> 6,886
Total feet						- - 9,578

Total Rates received during the building the above - - £.61,977. 12. 11.

Sewers Built during the same term of Years, and within the same Level, by the Public, at their private cost, independent of any assistance from Sewer's-rate.

Covered Sewers :—10 feet 9 inches wide	-	-	-	-	-	2,785 feet.
5 feet 6 inches wide	-	-	-	-	-	4,150
3 feet 6 inches wide	-	-	-	-	-	2,245
3 feet wide	-	-	-	-	-	57,657
2 feet 6 inches wide	-	-	-	-	-	23,871
						<hr/> 91,708

The above Extracts show that the public have, without the help of rates or any other assistance of the Commission, built more sewage within the same level and the same term of years, by nearly 10 times the quantity built under the Commission, although they have raised so large a sum as 61,977 *l.*, a sum equal to the cost of building a similar number of feet of sewer 3 feet wide, being the ordinary size (1 *l.* per foot will sufficiently pay the cost of that size sewer); in lieu of which the money is frittered away by charges that ought never to be incurred.

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I am taxed to this 60,000 *l.*, yet I am made to bear that for 4,000 feet. I am near the Thames; my sewer only goes into an open ditch, a bank being between that and the sewer; my sewer is made the vehicle to drain the whole of the neighbourhood; they have taken advantage of my building, but I have no advantage from anybody else.

1964. Did you or not make a specific contract with the Commissioners of Sewers?—There was an implied contract. I have been this morning to see their books, and I find that leave was given (that is their own word), that they gave leave to build a sewer to the corner of Yeoman's-row, of such level as will accord to their intended improvements.

1965. That is the only implication of contract you have?—That is the only one I have.

1966. You had a distinct understanding, a verbal understanding, that if you built this sewer they would provide means of carrying off the contents of it?—Yes.

1967. They intended to make improvements that would correspond with the dimensions according to which you were directed to build your sewer?—Yes; and this plan, made five years ago, I submitted to them to show the inconvenience.

1968. You examined their books and found that this was an implied contract, that they would build a sewer to carry the water off from the one you carried?—In these words that I have given you.

1969. When you built your sewer, you endeavoured to make it conditional upon the Commissioners of Sewers that they should build a sewer in order to convey the water from the one you have constructed, which carried off the drainage of your property?—We never make anything conditional with the Commissioners of Sewers; we make a printed application, we sign a printed paper and fill up the blanks; it is left; a survey is made, you are heard in a fortnight, and you are told it is granted, that is all.

1970. You built a sewer?—I did.

1971. Why



1971. Why did you build a sewer?—Because I was about to set out a new piece of land for houses.

1972. You built it to carry off the drainage of your property?—Yes.

1973. How were you sure it would be carried off?—By application to the Commissioners of Sewers to build this level.

1974. You applied to the Commissioners, who satisfied you that they would complete the drainage between the termination of your sewer and the public open sewer?—Yes, certainly.

1975. Then there was an understanding between you and the Commissioners that they should complete the drainage between the termination of your sewer and the old sewer?—Yes.

1976. When the Commissioners were fulfilling their part of the contract, did you make any representations to them to show that it would not, in your opinion, effect the purpose which they promised to accomplish?—They never did fulfil any part of theirs.

1977. You put in a plan showing the section of the drain in Yeoman's-row?—Yes.

1978. Did you build that?—No I did not.

1979. Did the Commissioners of Sewers?—It was built before they had the commission for that district.

1980. It was a sewer in existence when you built yours?—Yes.

1981. Did you carry your drain to their sewer?—Yes, according to their directions.

1982. And according to the directions given by them?—Yes, I did.

1983. Do you mean you were acquainted with these dimensions, that is, the dimensions of the drain, the section of which you have put in; did you remonstrate with the Commissioners, and state it was insufficient for the purpose?—After we became annoyed from the want of their doing their duty, we gave them four years, and then we petitioned.

1984. Did you at the time when you carried your sewer into the section of the drain, at that time tell the Commissioners it was insufficient for the purpose?—No; how could I do that when it was always known to be insufficient, and they were under an implied contract to make it sufficient? They had a power to do that for the other end of that level to a two-foot drain, at a perpendicular fall of 5 ft. 3 in., and I only wanted 3 ft. 3 in., and consequently this 5 ft. 3 in. was sufficient to give me 3 ft. 3 in., and to benefit the neighbourhood.

1985. Upon your building your sewer and carrying it to the section of the drain in Yeoman's-row, and finding that insufficient for the purpose, did you remind the Commissioners of the contract which you mutually made, and did you call on them to fulfil that?—Yes, I got up a petition in the neighbourhood. I got up a petition of my tenants.

1986. Did you remind them yourself or through your solicitor of the contract made by you?—Never by a solicitor, none but my own self.

1987. Why not a solicitor?—I had no desire to go to law.

1988. Why did you not compel them to fulfil it?—I could, but I would rather not have law.

1989. You do not think at length you will have to compel the Commissioners to fulfil the contract?—Certainly not in that way, only by application, by worrying them, as it were.

1990. How far is this section of the drain of Yeoman's-row from the open drain?—One thousand eight hundred feet, or thereabouts.

1991. Why did you not build your drain so as to convey the drainage from your property at once to the open drain, and not to the section of the drain in Yeoman's-row?—There is no other road to get to it, since that other property has grown up in the neighbourhood, called Alexander-square, and they had brought in some 500 or 600 feet.

1992. Was the section of the drain of Yeoman's-row sufficient for the ordinary purposes of drainage, before you laid your drain into it?—Not so, for these reasons: since I built mine, they have continued their drains, which are of the same size as in Yeoman's-row, and built up those, and continued my drain along the side, and given the whole neighbourhood the benefit of my drainage, and abandoned that in Yeoman's-row altogether.

1993. Was the drain in Yeoman's-row, the section of which is before the Com-

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*William Fowler.*

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Mr.  
*William Fowler.*

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mittee, of a sufficient size for the drainage of the neighbourhood before you carried your drainage into it?—No.

1994. Were there complaints made on that score to the Commissioners before your drain?—No; I did not know the neighbourhood before.

1995. How do you know it was insufficient before you took your drain into it?—I should only think that this could not be sufficient, that Yeoman's-row sewer could not be sufficient, because all the Brompton-row has been inundated just the same as before until I went to this outlay.

1996. Not knowing the neighbourhood, how do you know the drain was insufficient for the purpose?—I tell you it has been insufficient within this twelve-month.

1997. How do you know it?—By all my neighbours telling me they were in the same state with their houses in Brompton-row, as I have been in Brompton-square; they have been inundated in the heavy floods of rain.

1998. And they attribute that to the insufficient size of the drain in Yeoman's-row?—Speaking as private individuals, they said they were not sufficiently drained.

1999. Did they at any time make a representation to the Commissioners of Sewers of the insufficiency of the drain in Yeoman's-row?—Yes; I am told so by them.

2000. Did you know it of your own knowledge?—How can I know it? no other than by their telling me so.

2001. You did not know it?—No, but they have since altered it.

2002. Are you aware if there is very considerable property here?—Yes.

2003. It is of very great importance it should be well drained?—Of course.

2004. It would be of very great advantage to you to have as great expense of that paid out of the sewer-rate as possible?—No, for I offered the Commissioners eight years ago, if they would forego their rate on my property, I would build all my sewers to the Thames.

2005. That of course they declined to do?—Then they should give me something for it.

*Mr. John Houseman, Clerk of the Westminster Trust, Examined.*

*Mr. J. Houseman.*

2006. You have heard Mr. Fowler's examination, what have you to say to it?—In the first place, I should say, Mr. Fowler purchased the land opposite to Yeoman's-row, and petitioned the Commissioners for leave to build a sewer; and as to the contract with the gentlemen, I am quite ignorant of that; it might be understood by Mr. Fowler, whenever an insufficient sewer like that in Yeoman's-row falls in and becomes decayed, the Commissioners would rebuild it on a proper level, but they could not put the public to the expense, because he had taken green fields and built houses on them.

2007. Did you direct Mr. Fowler to construct a sewer of a certain dimension communicating with the sewer in Yeoman's-row?—Yes; Mr. Fowler at the same time knowing it was not sufficiently deep to give him all the drainage he would have when it was rebuilt.

2008. What was the understanding with regard to rebuilding?—The surveyor will explain that.

*Mr. John Dowley, called in, and Examined.*

*Mr. John Dowley.*

2009. DO you recollect an application from Mr. Fowler to build a sewer in the year 1821?—Yes.

2010. What were the circumstances of that application?—The first application that was made was respecting some ground by a Mr. Boyer, for leave to build a sewer; at the time of that application he was informed as to the level it would be allowed to be put on, and informed of what the section of the outlet to the discharge of the drain was. That went on a considerable time, nearly two years, before any thing was done, or any new sewer built to communicate with it. Soon after that I was informed by Mr. Fowler that he was in treaty for a piece of garden-ground, through which Yeoman's-row sewer had its course, and that for the purpose of laying it out for building, and in all probability there would be a line through that piece of ground on which a sewer could be taken. That was only conjecture as to what line might be approved.

2011. When you directed Mr. Fowler to build a sewer communicating with that sewer in Yeoman's-row, of the dimensions he has stated, was there any contract



contract implied or actually made, that that sewer in Yeoman's-row should be enlarged to carry off his sewage?—No, none at all. Mr. John Dowley.

2012. Were there any written communications on the subject of any kind?—I think not. 6 June 1834.

2013. What was the meaning of that word “accord,” in your memorandum?—The principal sewer having been deepened to a given point, the levels were taken round to different parts of the neighbourhood, and the section shown by which the sewers could be built; but this part being an impediment to the general line being carried on the level, he was told to go down to where this would fall into the general line.

2014. Do you contemplate a new line to be made in this particular spot without any communication with the general line?—If it had been laid out in building ground it would have been a more direct line than the present course. I can show you better by a plan. [*The witness does so.*] The line through Yeoman's-row being partly private property through private ground, we gave the dimensions with a view to the possibility of being obliged to take the longer course.

2015. You are sure there was no contract with the Commissioners of Sewers, that an opening should be given, and that access to the main sewer should be given through the line of Yeoman's-row?—No, I am quite sure of that.

2016. Do you recollect many applications being made by Mr. Fowler on the subject?—I remember complaints being made of his houses being inundated.

2017. What answer did the Commissioners give to that?—That there was no line, no sewer by which he could get a better communication at that time.

2018. Did he state to the Commissioners and remind them of a contract; did he appeal to a contract and understanding?—I think not; I never heard the word mentioned.

2019. Are there any written communications?—There was an application of Mr. Fowler entered on the books, with the answer given to him.

2020. Will you furnish the Committee with copies of the applications, and of the answers of the Commissioners?—I will do so. I will just add, the sewer which has been built along the line of the Brompton-road was built by Mr. Fowler, voluntarily; the Commissioners did not compel him to build it, and he has been reimbursed a considerable portion of the expense by allowing communications to houses in that frontage.

2021. When Mr. Fowler constructed his drain and terminated it in Yeoman's-row, did you inform him that the drain in Yeoman's-row was insufficient for the purpose of carrying off the drainage from his property?—I did.

2022. What did Mr. Fowler say on your informing him that?—Mr. Fowler was not the person who first applied; Mr. Boyer, and then a builder of the name of Gage who was employed by him, they were giving the levels, they started from that point; they knew before they laid a brick the levels they were giving; after the levels were given, if he had kept his house up a foot or a few inches higher, they would not have been flooded.

2023. That would have added considerably more to Mr. Fowler's expense in laying out his property?—No, I do not know that.

2024. It would not have been so advantageous to Mr. Fowler to have raised his house a foot higher?—I think it would, perhaps all the better.

2025. Yes, for the purpose of drainage; but it would not have been so advantageous to him on the score of economy?—No.

Mr. George Baker, called in; and Examined.

2026. THE sewer that drains your house runs to Yeoman's-row?—Yes. Mr. George Baker.

2027. How long have you lived there?—Sixteen or 18 years.

2028. Have you had reason to complain of it?—No; it is a sluggish sewer; there was a violent thunder storm, and I found it had been overflowed in consequence of it.

2029. You are aware that sewers constructed for the purpose of ordinary occasions, are not to meet every emergency?—No, many of the houses in Brompton-row, many of them scarcely have a drainage, they have no drainage hardly at all, what you call Brompton-row; the Commissioners cannot give them leave, if they would; we only give leave to go across the road, but not on private property.



*Veneris, 13<sup>o</sup> die Junii, 1834.*

HENRY GEORGE WARD, ESQ. IN THE CHAIR.

*Mr. William Profit, called in ; and Examined.*

Mr.  
*William Profit.*  
13 June 1834.

2030. WHERE is your residence?—No. 24, Westborne-place, Eaton-square.

2031. That comes under the Westminster Trust, does it not?—Yes.

2032. You have sent in the copy of a petition addressed by you to the Commissioners of Sewers, and this is a fac simile of the petition sent in with the signatures attached to it?—Yes, precisely.

2033. You complain of a nuisance occasioned by the open common sewer running from the Loudon Arms, and crossing the entrance into Sloane-square, which you say has been prejudicial to the health and comfort of the inhabitants, and which you have called on the Commissioners of Sewers to remedy ; that is, to cover in?—Yes, from the great nuisance from the effluvia which arises.

2034. What is the date of this petition?—The 7th of June.

2035. Of last year?—Of last year.

2036. Have you received any answer to this petition from the Commissioners?—I received, with Mr. Bethell, the answer when we attended the Board of Commissioners, that they had not power to grant our request to cover in, their power only extended to sewers already covered in, not to open sewers which had never been covered ; therefore they could grant us no redress.

2037. This answer was a verbal answer?—Yes ; finding that, I delivered in a letter to the clerk, Mr. Houseman, to give to the chairman, requesting that they would send a written answer ; the answer they gave me was, that theirs was a court of record, and not a court of communication ; therefore they could not give me an answer.

2038. But you are certain as to the accuracy of the answer, that they had no powers?—Most certainly.

2039. Now, have you anything to state beyond the facts contained in this petition, as to the character or extent of this nuisance?—I certainly believe that we have had a good deal of illness in Westborne Place, and in this neighbourhood ; we had two persons die of the cholera in Westborne Place ; and I have no doubt but that, with other causes, it might arise from that. We had two cases of cholera in the neighbourhood at the time of the raging of the cholera ; and in the last perambulation of the Commissioners of Sewers, I called their attention on the very spot to the nuisance, after they had passed a little wooden bridge, which is erected on one side of the sewer to pass to go down on the other ; I called the attention of the Commissioners to the very offensive smell that was proceeding from the spot at that time ; and Mr. Hogg said, Mr. Houseman is perfectly convinced that what I say is correct ; I believe it is wholly so, not in substance ; but there are some of the Commissioners, I do not know if they are present, who did come on the bridge, and found it as I stated ; that is, Mr. Cummins and three or four others.

2040. What extent of this open sewer is there to cover in?—I suppose there may be, if they take it from the part Mr. Cubitt has covered in down to the bridge, on one side there may be 300 yards, and on the other side of the bridge that runs down to the Thames, if they were to cover in 50 or 60 yards on the left side of the bridge, it might remedy the nuisance arising in that particular neighbourhood.

2041. Mr. Cubitt has already covered in a considerable portion of it?—Yes ; the other is left, as the Commissioners say, for the builders to cover in.

2042. Then it is a question, in point of fact, between the Commissioners and the builders?—The fact is, if we go to whose right it is, we can find it is nobody's right, therefore we applied to the House of Commons to give somebody the right and power to do it. When I apply to the trust of Lord Grosvenor's estate, they say they will do it ; when I apply again, they say we cannot, we have no power to do that, they say they have no funds ; afterwards we apply to the Commissioners of Hans Town, they will join in the widening of the bridge ; the Grosvenor trust say they have no power, Lord Grosvenor ought to do it. Then it turns on whether it is a county bridge ; independent of covering it over, we do away with the public danger,



danger, for no person can pass that bridge without being in danger of being run over. In respect of the nuisance, that is certainly a very great nuisance, and Mr. Parsloe, the surgeon, assured me, when I went for his signature, he said, I could not live within 100 yards of that ditch, nor would I recommend any patient, for I consider it is very prejudicial to health within 100 yards, perhaps after 200 yards it might not be, I would not be so near. One gentleman says, I will not complain of it, because I shall lose all my patients. This particular part where the nuisance is arising, as well as a drain which empties itself close to the bridge, all the way from Kensington and Hammersmith, and down Sloane-street, on one side of this bridge, is a very great nuisance, and it goes all up the river, there is a great nuisance.

2043. What is the name of the river?—The Burn, the Ranelagh sewer.

2044. In point of fact, the sewer; the river was innocuous until the buildings were increased about it?—It was not so offensive until the buildings increased, and as they increased of course the nuisance will increase with the buildings, and become a greater public nuisance.

2045. Those buildings are principally on Lord Grosvenor's estate?—Yes; with Hans Town.

2046. Have you anything further to say?—Nothing further on that; it would be a very great relief to the public generally if that could be remedied in the best way.

2047. Do you conceive from the amount of rates raised in the districts, and disposed of by these Commissioners, that they have funds sufficient to enable them to undertake this duty?—I can have no hesitation in supposing they have, whatever, for I have myself also to complain of paying a rate and rates where there is no sewer whatever, in the upper part of Chelsea, therefore I am paying at the rate of 6 *d.* in the pound for where I have no sewer; it cost me 5 *l.* a fortnight ago to empty drains and cesspools; still I had to pay 6 *d.* in the pound for that, which I think is an extremely hard case, as every inhabitant does.

2048. You are rated on the principle of indirect utility from the surface drainage?—That is all; I applied to them for that to be remedied, they told me, we cannot remedy it; where does your rain water go to; the head runs at the back of the house, but it runs down in front; I do not know where it goes.

Mr. *William Beach*, called in; and Examined.

2049. WHERE do you reside?—At No. 8, Sloane-terrace, nearly adjoining or immediately adjoining to the sewer complained of.

2050. What have you to say as to the sewer?—I have very little in addition to make to the evidence of Mr. Profit, which I feel convinced is correctly given, as to the nuisance occasioned by the sewer remaining open.

2051. Do you think it prejudicial to health?—I do indeed.

2052. Do you know many instances of sickness occasioned by the state of the sewer?—Why, I could not possibly fix the sewer with the occasion of the sickness that has prevailed, certainly during the time that the cholera prevailed, generally, we had as many cases in our parish, and within a short distance of this particular spot, as generally did prevail in other neighbourhoods. I would not venture to say we had a greater number in proportion to the number of inhabitants; and I take that to be the right way of looking at the question.

2053. Are there any diseases that spread particularly on that spot, in the vicinity of the sewer, that do not prevail throughout the parish?—I am not aware of any.

2054. Do you conceive that the Commissioners of the sewer trust are compellable by law, or bound by law to supply the defects of this sewer, to cover it in?—I am quite aware that what they are compellable to do must hinge upon the provisions of the Act; that I consider their authority. I am equally well aware, that they have always avowed it is not their practice to build or to cover. I am also aware of that; but I am aware of one instance at least, where they have furnished other parties with the cost of building and covering, or some very large sum towards it. Mr. Cubitt has had a large grant of money in aid of the building of sewers within the district, that he has taken upon a building speculation, and which speculation has been greatly productive of the nuisance now complained of, as connected with this rivulet it was, but it is now a sewer.

2055. Are you not aware that it is almost a general rule in the sewer trusts, to take on themselves a portion of the expense of new sewers, provided a large expense is borne by other parties?—I would very willingly, because I would be charitable,

Mr.  
*William Profit.*  
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Mr.  
*William Beach.*



Mr.  
*William Beach.*

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suppose that was the case ; and in one instance, when they did devote a portion of their funds to such purpose, it was because they were convinced it would be generally productive of public advantage.

2056. You have no reason for supposing otherwise in the present case, have you?—I would not advance that idea, unless I were sure or positively fortified in in such supposition.

2057. Do not you think it a natural arrangement, to be made where a large tract of ground is about to be covered on a building lease?—I give them credit for the conviction, that where they do make advances in aid of such a work, it is because they conceive it will be productive of public advantage, but I do know one instance where they voted Mr. Cubitt a pretty large sum of money for building a sewer, where there was not one previously and in that neighbourhood.

2058. In aid of the general expense?—Yes, very nearly ; it was a sum that divided to 16 s. or more than that per foot run ; and I have reason to believe that would comprise the entire cost of the work ; and I have no doubt at all that the entire work may have been, under a public tender and contract, completed for that sum of money.

2059. In the entry of the grant to Mr. Cubitt, it is stated to have been in consequence of the necessity that otherwise would be inevitable, in changing the course of the old line of the Ranelagh sewer, and they granted to Mr. Cubitt what they conceived would be the cost of the work they would have been compelled to undertake themselves?—I am disposed to give them credit for that conviction ; I give them credit for that conviction, on making a grant to Messrs. Cubitt, that they would thereby promote the public benefit ; it is for that reason I have put my evidence ; it is in that way that I am disposed to give them credit on that object at all times. I am ready to offer evidence as to the sewage generally in other neighbourhoods. On this particular occasion I should certainly wish to offer it.

2060. Are you acquainted with other neighbourhoods?—I have other property in other neighbourhoods.

2061. State the district to which you refer?—Mr. Dowley, whom I have known some years, knows the neighbourhood I refer to, at Medway-street and Holland-street, near the chartered Gas Works at Westminster. I have some property, freehold property, four houses there, and although there is a drain in the streets, both of them, in Medway-street and Holland-street, for it has its head in Medway-street, and turns the corner of Medway-street into Holland-street, and discharges itself into the contrary end of Holland-street, into a sewer built some years ago in Peter-street and Marsham-street ; there is a drain deep enough for the purpose of draining all these houses, and it does drain many of my neighbours' houses in the same street. By what means they have got in, I do not know ; though I have petitioned them to grant it me, it has been invariably answered me, that whatever drain there may be, there must be a certain discharge over the place or through a channel, the top of which should be flush with the face of the pavement, that is deep enough to drain my house, because it drains my neighbours ; yet I have been denied permission to go into it. The reason assigned is, that it is merely a drain and not a sewer, according to this construction of the term sewer ; and they have not permitted anybody, if they knew it, to drain into sewers of less than a certain size, two feet six inches, or three feet six inches, or something of that kind ; this, I believe, is not so large as that, but perfectly effective for all the purposes of drainage, yet they deny me the advantage of that drainage.

2062. Do not you conceive the possibility to be that if everybody was allowed access to a small drainage, it would be overloaded and become useless to all?—If they imposed the very wholesome regulation, which I believe is one of theirs, that nobody should drain into it except through a water-closet, that would insure a sufficient supply of water to reduce the matter to water, and insure its being conveyed away, even through a small channel.

2063. You say your neighbours have access to it?—Yes.

2064. Did they apply for it?—I do not know how they obtained it.

2065. Have you any other observations to make as to that?—Not in that situation, but I would offer some observations touching two other places in Vincent-square, where I am interested to a greater extent, it is in the same neighbourhood of Westminster ; there I have been paying sewer-rate as frequently as sewer-rates have been made, which unfortunately have been annually. I have been paying a sewer-rate year by year for upwards of 10 years, and until within the last three years there has not been a sewer within 100 yards of the spot, nor has there been the



the accommodation of what the Sewer Commissioners very frequently supply, a gully-drain, yet I have been obliged to pay a sewer-rate for 10 years.

2066. You have had nothing but surface-drainage and cesspools?—There has been no surface drainage but what I have provided for by cesspools; there was not even a gully-drain to carry away that surface-water, if there was not a gully-drain to receive it. I think they could scarcely say we had the benefit of a surface-drainage, except it is connected with the whole district.

2067. Who built the sewer in Vincent-square, which you say has been built within the last three years?—The one I hold is a portion of other works of a like description, which was done round that neighbourhood ever since 1826, when a trust for a similar purpose was constituted, under an Act of Parliament, called the Tothill-fields Trust, and they built these sewers.

2068. Is there a distinct trust, the Tothill-fields Trust?—Yes, for paving, lighting and drainage.

2069. Is that connected with the Westminster Trust, or subordinate, or independent?—It is subordinate to the Grand Commissioners of Sewers; and there is a reserved clause in the Act of Parliament, that it shall not abrogate any of the powers of the Westminster trustees, therefore it must be taken to be subordinate in some measure; and further, the Tothill-fields Trust is required to give a certificate to the parties desirous of draining into the sewers they themselves have built; they are required to give a certificate to the Commissioners of the Westminster Sewers, before they have permission to go on.

2070. Do the Tothill-fields Trust make rates independently of the Westminster Trust?—No, not strictly for sewers; the preamble of the enacting clause of this Act runs thus, to constitute a trust or authority for the purpose of levying rates to drain, pave, light, watch, repair and keep; I think that is the preamble, as near as may be.

2071. To what district does this extend?—It extends to a portion of the parish of St. John the Evangelist, Westminster, and a very small portion of St. Margaret's also. It is the Dean and Chapter land.

2072. Are you rated by the Westminster Trust in that district, as well as by the Tothill-fields Trust?—Yes.

2073. What! you pay the double rate?—Yes, that is the case; I happen to be one of the Tothill-fields Trust; there is 1,000 *l.* borrowed of the Exchequer Loan Commissioners when the trust was first constituted, for the purpose of carrying into effect the object of the Act; the major part of that money was laid out in the erection of sewers, and they are authorized to raise, by a rate upon the district, a rate for the purpose of that Act of Parliament, that has not prevented the Westminster Commissioners of Sewers levying the rate on the inhabitants, notwithstanding they are doubly rated.

2074. On what principle are you rated by the Westminster Trust, do they take charge of the repairing and communication of those sewers?—Yes; just in the same manner as they exercise their control over the sewers built in their extensive district anywhere else; when we are disposed to lay out 1,000 *l.* or any other sum, on the erection of sewers in any part of our district in Tothill-fields, we must give the Westminster Court of Sewers notice of our intention to do so, and the work should be done under the superintendence of those surveyors, and as soon as it is done, we have no control over it except by getting a certificate, that we permit Mr. so and so, with their superior permission, to drain the sewer we have built.

2075. In point of fact, the Tothill-fields Trust stand in reference to the Westminster Trust just in the same position as Mr. Cubitt, or any other individual would stand?—Yes; as I stated, it is subordinate to the Westminster Trust.

2076. The rates raised, then, by the Tothill-fields Trust are rates for building those sewers?—Yes, and other works set forth in the Act of Parliament.

2077. But not keeping and maintaining them afterwards?—No.

2078. They are rates to cover the interest of money borrowed to build the sewer or to repay the capital?—Both of them; for the condition of the loan to which I advert is, that we pay a proportion of the liquidation of it every year.

2079. Then those rates are likely to be a considerable charge on the district for some time?—They are so, unquestionably.

2080. Do not you think, as you seem to be conversant with the subject of sewers, it would be a change which the inhabitants of many districts in the metropolis would see with pleasure, even supposing the sewer-rate was increased, provided they had the certainty that those rates were applied immediately for building

Mr.  
*William Beach.*

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Mr.  
*William Beach.*  
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sewers where they were wanted, instead of continuing to rate houses which have no direct communication with sewers?—I conceive it would be a very great advantage indeed; and the very first object of any man who undertakes a building speculation is to get his sewers built, his roads made, and I am sure he finds a tantamount advantage to the cost in taking care immediately to provide such accommodation, for the sewage, the roads, and the lights always pay for themselves in the advantage they supply.

2081. That is the case with all new districts; but in the old districts, where there is no sewerage at present, do you suppose such a change in the system as might provide sewers wherever there are none, even if accompanied with an increase of the rates now paid, would be acceptable or not to the inhabitants of the district?—I do not think it would; whether it would be acceptable or not is a question I must be cautious of answering, but that it would be an advantage to them I have no doubt, provided that addition to the rate were such as the probability of collecting their means, as connected most extensively with the operations, should enable them to pay for, that would be a benefit instant; it would be an immediate cost to promote the advantage of succeeding generations.

2082. Do not you conceive that in all cases where the improvements were introduced, the difference in the rateage would become a matter of arrangement between the landlord and tenant, it being for the benefit of the land that all the improvement ultimately should be made?—That raises the question as to my opinion of the effect, of the consequence of the rates and taxes on property. I am of opinion the landlord pays all, and on this principle: if his property is exempted from rates and taxes, it must be worth so much more to a tenant, therefore in effect the landlord pays all the rates.

2083. You conceive any addition to the rates would become ultimately a matter of arrangement between the landlord and the tenant, and that it would fall on the property eventually?—It is now matter of arrangement; it is uniform to ask what are the rates and taxes, for when they come to ask the rent of the house, they must uniformly follow it up by asking the rates and taxes, and the man follows it up, by saying that “the taxes exceed my means.” It matters not to them if they pay 100 £. in one sum or in half a score, the amount is the same; they are generally acute enough to know that.

2084. But if the property were improved by the introduction of an improved system of sewerage, it would rather be an advantage to the landlords than otherwise, even if they paid an additional rate?—It is fit he should, for every charge is made on property, and he is responsible in a tenfold degree, as compared with the tenant. He cannot take his property away at a moment's notice; it must remain to answer any charge of the Westminster Commission, or any other. The tenant may move away, and take away with him all his liabilities; the landlord cannot do so.

2085. It is now felt as a great hardship and serious inconvenience, in many parts of the metropolis, that high sewer-rates should be levied in whole districts which have no direct communication with sewers, or no direct advantage from them?—Not only do I think it a grievance of which the public complain, but my opinion has been ever since I have been interested in these matters, these 20 years it has appeared to me there was no public commission authorizing the levying of rates so justly liable to complaint as the Commissioners of Sewers have been.

2086. You mean in consequence of the partiality, not as applied to the Commissioners, but as applied to the system on which the rates are levied?—Yes, the partiality, because they have a drainage in this place not in another, though in both places the rates are equally levied, the one enjoying a specific advantage, the other none.

2087. But this difference arises in a great measure from the circumstance of sewers having been built originally or not by proprietors in the first instance, does it not?—Yes; or rather if the Commissioners of Sewers were authorized to build sewers and to enlarge them where they are absolutely too small; by the increased multiplicity of buildings in our neighbourhood, a sewer large enough one day may be too small a hundred years hence; the same rule would apply retrospectively as well as prospectively.

2088. Do not you think there must be some difficulty in an arrangement of this sort, if the present divisions into districts were to continue, because an improvement as connected with the Thames, if not combined with an improvement in the intermediate



mediate district, would be a source of inconvenience rather than advantage?—Yes; as it is impossible to adopt any one general rule to circumstances that shall operate universally beneficially, it would operate so.

2089. You mean it would be impossible under the present system?—Yes, or any other; parties would say, I derive a very subordinate advantage, my neighbours derive a very substantial one; their property is improved 10 per cent., whereas my property is not benefited more than two and a half.

2090. Are you supposing a general system of improvement, which would give an advantage to all parties ultimately?—It ultimately would; anything that improves the drainage or the roads, or the lights of a district, in my opinion improves the property, and as far as I am concerned, I shall be always ready to pay, so long as our resources are fairly husbanded. I am interested somewhere else, where I hope I shall obtain improvement by and by, if I may trouble the Committee with another remark on another neighbourhood. At Knightsbridge I am interested rather largely, and I am inconvenienced by reason of the insufficiency of the depth of the existing sewer there; for one, I have been obliged to keep my drainage from 12 to 18 inches above the floor of the basement story, when at the same time there is a fall sufficient to enable me to put my drains two feet under the floor of the basement story, for the very grievance that would relieve me of that inconvenience has been commenced last year; I did at the time draw up a petition to the Court of Sewers, which I got signed by other parties interested in the same spot; I presented it myself to the Court of Sewers at the time the work I alluded to as being in hand was about; I petitioned them to continue that operation, by which they deepened that sewer between three and four feet; many of the floors of the houses (not merely mine, but my neighbours) are rotted for want of a more effectual drainage, and as there is fall enough for the nature of the ground to which the sewer has to run to make that drainage effectual, I think it is much to be regretted it is not done.

2091. This probably was an old sewer and very differently constructed, which the present Commissioners deepened and repaired?—They did that operation last year; I hope they will continue their work; it benefited not mine merely, but a large surrounding neighbourhood densely populated.

2092. What is the direction of this sewer?—It is in the Brompton part of the road from Knightsbridge; it is called Brompton-road and Queen's-buildings. There is an old sewer there, but not deep enough to serve the purpose by some three feet, and the fall is sufficient to enable them to make it that depth; they have commenced the work, and they have carried it some 400 or 800 feet.

*Mr. Nathaniel Esdaile*, called in; and Examined.

2093. YOU are a surgeon?—Yes.

2094. Have you had any opportunity of observing the practical effects of this Ranelagh sewer?—I have, from my living in the immediate vicinity, had a very considerable opportunity of observing the effluvia that arises from that drain; and, as a matter of opinion, there cannot be a difference among medical men as to its great injury to the public health.

2095. But as a matter of fact?—A few insulated cases would not bear very greatly.

2096. Have you found, as a medical practitioner there, that a greater proportion of illness prevails in the vicinity of the sewer than in other parts of the parish?—In my practice, which is of course near there, I have an equal draw on persons who are better at the other ends of the district; and as likely to be called on by others as those in this immediate vicinity; but in that particular vicinity double and treble cases of fever have occurred during the time I have been in practice.

2097. Is the fever accompanied with any peculiar characteristics?—Yes, typhoid. A family of children living there were always suffering from low state of health; they have removed from this district, and immediately on removal, though they have gone to no very great distance, their health has never suffered.

2098. You have continued to attend the family?—Yes. I have no doubt, if there was a system of medical police, I could substantiate very strong cases in that way from the self-experience that I have had.

2099. During the prevalence of the cholera, were there more cases in that vicinity than anywhere else?—In my own practice I did not meet with so many as in another district, which is a very low neighbourhood indeed; but that I should

*Mr.*  
*William Beach.*

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*Mr.*  
*Nathaniel Esdaile.*



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attribute to the filling up in that district, where the sewer has been better off than in the other neighbourhood; it is in the lowest state. I should also mention, that having in one particular case a fever where I was in consultation with Dr. Thompson, his opinion was decidedly my own, and also the opinion of Dr. Clutterbuck.  
2100. As to the effects of the atmosphere from this sewer in the vicinity?—Yes.

Mr. William Fowler recalled; and Examined.

Mr. W. Fowler.

2101. You have some works and papers referred to in your last evidence, which should have been produced by Mr. Houseman?—Yes, I have.

Mr. John Houseman recalled; and Examined.

Mr. J. Houseman.

2102. HAVE you the papers to which Mr. Fowler refers?—Yes, I have.

[The papers were delivered in.]

2103. You have an inspection every 50 feet?—Yes; that is the standing order.

2104. (To Mr. Fowler.) There seems to be no traces in this correspondence like an engagement or understanding with the Commissioners of Sewers as to this Yeoman's-row; how do you account for that?—I gave the names to a person who would rather come with a summons; he was the person who made the engagement (James Bonny) on the 16th of April 1821. The Report of Mr. Dowley to the Board of Commissioners lays down a plan for the general improvement of the drainage of the neighbourhood, there not being at that time any deep drainage in the neighbourhood whatever up to that time; there being no deep drainage, there was nothing but this little drain built before the Commission had effect. The Commission had been in operation from 1807, though they were not in actual operation till 1817; the Commission having rated the neighbourhood five years; there being in that time no deep drainage in the neighbourhood, and no public advantage from it. And on this application for this property of mine, it being the first improvement of the land, consequently the general plan seems to have been laid down by the Commissioners of Sewers as to what should or should not be the future plan for the drainage, they gave instructions for the building of a sewer, which I believe was at the corner of Yeoman's-row, and they gave the sizes for the levels, and all the other particulars necessary for the general good, and ultimately for the advantage of the neighbourhood, to which we were bound to obey or not go on at all. In the absence of all other evidence and documents, I hold that is a positive obligation that they will carry the remainder into effect.

2105. It implies nothing but this, that there was a design to improve, ultimately, the sewerage of the neighbourhood, and they wished all new sewers to be constructed on certain principles; there seems to be no arrangement or engagement with you, as it seems?—Mr. Bonny is absent for the want of a summons being served on him; he thought there was evidence of the positive engagement. I have conversed with him; he says he had a positive engagement; and Mr. Wood, who was not at the meeting of the sewers on this day, but he is one who contributed, and he parted with his money under this supposition.

[Mr. Houseman was called in; and produced a memorial from the Commissioners; and also an account of the exits of all the sewers.]

Mr. William Struthers, called in; and Examined.

Mr.  
William Struthers.

2106. YOU have sent some papers to the Committee, stating you have a complaint to make against the Sewer Commissioners?—Yes, for casting a wall down.

2107. Is it not rather a complaint for a court of law, than a Committee of the House of Commons?—A public nuisance arises from it.

2108. Is it not remediable by law?—Why, it arises from the construction of the sewer, and the accident has happened combined together.

2109. What is there in the construction of the sewer?—In the first place, they brought my wall, and afterwards, when that was gone, it filled up the sewer and opened an access to the atmosphere. There is a wall 20 feet wide, and 40 feet high, covered to the top and bottom, to draw the nuisance across the neighbourhood; as you pass the road you can smell it. I understand the memorial is sent in respecting it; it was signed by the neighbourhood; it is signed by the Governor of the Penitentiary, and all the officers there; and Mr. Vidler, and Mr. Parrott, and Mr. Johnstone, and the



the whole of the neighbourhood ; it has been in such a state they could not pass the road ; one of my men is very bad from it.

2110. The construction of the sewer has occasioned the fall of a wall belonging to you, and that wall is blocking up the sewer?—Yes, and makes this opening ; that causes a draught to come across from the sewer, and likewise causes a further draught in the shaft they have made in the road. Part of the sewer is blown up.

2111. Have the Commissioners taken any steps in remedying this?—I have no account of any steps ; I wrote this letter, and I had the part examined by the surveyor who began it, to know what was the cause of the downfall of the wall. I have done everything in my power to bring them to a sense of their duty, but I have had no reply. I thought, while the Committee were sitting, it was my duty to represent the matter to you.

2112. These papers you have put in are copies of several applications you appear to have made to the Court of Commissioners, supported, as I perceive, by the Report of M'Kendle, the district surveyor ; and to those you have received no answer whatever from the Court of Commissioners?—No, none.

2113. You have received none up to the present time?—No.

2114. What has been done to repair the damage?—It lies in the same state. I have been obliged to build up the stable ; the horse was going away. I made a foundation in that part of it only, and built up a corner of the stable. There is a memorial to the Committee ; there is another respecting the neighbourhood, which I shall answer, if it has been delivered.

2115. Did those documents state your case to the Commissioners of Sewers?—In the memorial I wrote to you, it states the nuisance I have suffered, and the exposure of my premises ; I have mentioned those particulars there.

2116. Be so good as to state what are the other causes of complaint?—The memorial I sent goes on to complain of the payment of the sewer-rate being charged on the premises where there is not a sewer ; nay, the water runs from the road into those situations ; there is one at Gloucester-road, Kensington, 300 yards from the road ; the road is higher than this piece of water, and it sucks away to the bank opposite ; there is not a shore or drain of any kind, and it lies 300 yards from the road, so that for the whole of the water, I have been obliged to dig cesspools to take away the water ; and likewise in Cameron-place, by the King's-road, the water lies there ; it lies in a perfect hole, and I was obliged to dig a hole in the road to take away the water, for it lies like a pond ; I have been obliged to dig three cesspools to take away the rain water ; and likewise there are other premises in John-street, Chelsea, where they are in the same situation, and have had to pay sewer-rate for years back.

2117. Are there places where they pay some rates, and derive greater advantage from the system?—I mentioned it, I thought, to-day ; I mentioned it in the memorial.

2118. What is the state in which your premises were left at the time of the present memorial?—Exposed to the depredations of the public ; the wall is down, and the sewer sends a dreadful smell into the neighbourhood ; it is like opening the road at the top of it ; it blows in like a funnel, and sends the whole system of the sewer into the neighbourhood.

2119. What is the name of it?—It goes down betwixt the boundary in Mill-bank-row, but it is close to my premises ; the wall that was blown down was part of the Belgrave premises, part of the wall.

2120. You conceive yourself to have a fair claim on the Commissioners of Sewers for this damage?—From all I could show, it was their fault.

2121. So far as the question of damages goes, this Committee can give you little assistance, except as far as giving publicity to the case?—I cannot plead for damages ; I merely wish to bring the matter before you ; and as far as paying for the sewer where there is no sewer nor any drain, that is another private complaint ; though it may be in the same situation, I mention it, as it is more in the public way.

Mr John Houseman, recalled ; and Examined.

2122. ARE you aware of any facts connected with this case of Mr. Struthers's? —Yes, I am, so far as writing the reports go. Mr. J. Houseman.

2123. So far as Mr. Struthers's written applications go?—Yes.

2124. How does it happen that no answer has been returned to those applications since March?—The court have employed a surveyor to examine it in conjunction



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junction with them; and their opinion is, that it was not occasioned by the sewer; and in regard to his not having had an answer, I can only say what you have heard me say, that it being a court of record, they cannot enter into any correspondence; they are here, and decide everything that comes before them, but they cannot enter into correspondence.

2125. In cases of application, where it is a doubtful point if a grievance has been sustained by the fault of the Commissioners, no explanation or answer is given?—No. Suppose the parties come to ascertain, their records are open to view.

2126. What has passed on this?—A surveyor, in conjunction with the Commissioners; a surveyor has viewed this, and they have reported that, in their opinion, the fall of Mr. Struthers's wall was not caused by the sewer.

2127. Then it is a question to be decided by a court of law?—It appears so to me.

2128. (To Mr. Dowley.) What steps have been taken in repairing the damage sustained by the sewer as a public nuisance, setting aside the question of individual damage to Mr. Struthers; have any been taken by the Commissioners for repairing the sewers?—No, the water is not prevented going off; if we attempted to do more, the remaining part of the wall would fall out, as it is in that dangerous state.

2129. You are aware that the sewer, as now complained of, is very inconvenient and pernicious to the neighbourhood?—It is the first time I have heard of complaints.

2130. You are aware a memorial was sent in to this Committee?—Only from what I have heard now.

2131. How long is it to be left in this way?—I do not know; it was in January last the wall fell.

2132. You say you are afraid, if anything further is done, the remainder of the wall will fall?—If it is cleared out and deepened, it will undermine the other parts of the wall.

2133. Then do the Commissioners intend to leave such a doubtful question, and leave it as it stands now?—I cannot say; our impression was that the tide threw the wall down, not the works of the sewer.

2134. The sewer was carried below the foundation of the wall?—Yes; it was an old sewer rebuilt on a lower level.

2135. Are the Commissioners waiting till Mr. Struthers undertakes to build the wall at his own expense?—It must be rebuilt on a much lower level; before anything can be done the sewer wants deepening; further in there is Mr. Struthers's wall, and other walls, built close by the side of the sewer, in fact, into it.

2136. You conceive you had no power in that case?—I do not know.

2137. Is it a doubt of your power or the expense?—I think it is the expense.

2138. You are afraid of injuring other walls, and becoming liable to an action for damages, as in this case?—Yes.

2139. Therefore the sewer is likely to remain as it is, a nuisance to the whole neighbourhood?—I am not aware of its being any great nuisance; some bricks may be required to be thrown out; but the upper part of the sewer is on the same level as it always was; it is only this part of the wall.

2140. If there is only a passage for water, and not the other matter, the accumulation would be exceedingly disagreeable to the neighbourhood?—I do not know that there is any accumulation.

2141. (To Mr. Struthers.) Have you had any thoughts of proceeding at law against the Commissioners?—I certainly have; I stated so in the letter I wrote to you.

2142. What has prevented you?—I happened to meet with a gentleman who had a petition written coming over from Lambeth, and he mentioned that I might apply there and mention the circumstance; he saw the situation of the place, and smelt the nuisance; as he was coming along he made a remark, and I was saying I intended to go to law with the Commissioners; he said, it would be better to bring it before the Committee now sitting. This was the first time I heard of the Committee, that would probably answer the purpose, and save running the risk of the expense; that is my motive. (Mr. Dowley.) The difficulties are, there is a long extent of wall built on a peat foundation, and you cannot improve the foundation without injuring the others. (Mr. Struthers.) I called at the time, before I wrote those letters to Mr. Dowley, to say, if I could not get some remedy, and get



get my place secure, this was an object to me to know if I could do it myself, to rebuild the wall myself; and Mr. Dowley told me, if I offered to begin to rebuild it, they would give me notice to stop, otherwise I should do it at my own risk; for if it is got down again, they would not rebuild it up.

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2143. Do you mean that they prevented you from rebuilding the wall, the fall of which exposed your premises to depredation?—They only prevented me in this way, that they would give me notice not to build it, otherwise if I did build it and undermine it and it came down, I must build it up at my own expense.

2144. (To Mr. Dowley.) What have you to say to that, Mr. Dowley?—On his proceeding to rebuild the wall on its old foundation it would be liable to fall; before he did it he must make an application to the Commissioners to know if they would suffer it to be built in the watercourse as before. If a wall similar to that were built on the opposite side, it would be so inclosed we could not get to it at all; it was a mere intimation to him not to proceed rashly.

Mr. Francis James Nugee, called in; and Examined.

2145. THE Committee have received an application from you, stating you have some communication to make to the Committee respecting the state of the sewerage in St. Giles's, where you are a large proprietor; what are those communications?—We have scarcely any sewerage, and that there are at present some hundreds of tenants living on my estate, that are placed in a most distressing situation, in consequence of the total absence of sewerage, particularly among a class of persons, the lower order of Irish, not the most cleanly in the world; only fancy how likely that is to engender diseases; in addition to which, the better order of tenants that are living near the High-street, St. Giles's, a portion of which street belongs to me, are paying persons to pump out the water weekly; they are obliged to pay 3 s. 6 d. to persons to come and pump, and to take the water, or it would become inundated; there is no passage for the water.

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Francis J. Nugee.

2146. Are those houses freehold?—They are not; I have built a great many of them myself.

2147. When you built them, did you make no provision for this?—We made every provision and every application; the tenantry are paying sewer-rates; they never have enjoyed sewerage.

2148. What provision did you make?—By the proper drainage, at the foundation of the houses.

2149. Did you enter into any arrangement with the Commissioners for building sewers?—We applied; they said we might build what we liked, but they could take no cognizance of it.

2150. That is while you were a building?—Yes.

2151. Does it not depend on yourself that you made no provision?—It would be probably desirable; when I say I built several of the houses, I mean I have built half a dozen in the High-street, to which I had no opportunity of building a sewerage; the whole street was without a sewerage; there was no access to the sewer; the water as it passes down the street in rain, is disposed of by some indirect means; it has no communication with the houses; the houses to which I have referred, which I built, they are obliged to pump the waste water into the large yard of the timber-yard that belongs to me; it disposes of itself how it can; if my tenants had not the opportunity and my sanction to pump the water there, the houses would be totally uninhabitable.

2152. If there is no means of carrying off the water, there is no means of carrying off anything else?—There are cesspools we have dug.

2153. Not that are communicated with any sewer?—No; they are emptied occasionally, at a very great expense; every inhabitant pays 3 s. 6 d. a week to have persons to pump off the water into this piece of waste ground by my sanction, and they pay at the same time the sewer-rates.

2154. Do they pay equal in amount to that charged on other houses having all the convenience you have not?—I presume so; I pay sewer-rates myself, for houses not inhabited, something like 4 l. a year. I believe in reply to your observation, it is as you infer, that it is in reference to the prices charged to other houses.

2155. Which is the nearest sewer to the line?—I am told it is in the corner of Monmouth-street; and the next is at Messrs. Meux's brewery, near the corner of Crown-street; I believe, as near as my memory serves me, that is the statement



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given to me; I have seen a programme of the street; I think that is the position in which the sewerage is.

2156. Have you made application to the Commissioners, requesting some additional accommodation in the way of sewers?—I have made application to them. Some years ago I contemplated building a street; I asked them how far it would be consistent with my intended views, for them to prepare a sewerage and manage it themselves; they gave me an indirect answer, by saying, so soon as I began they would not prevent sewerage being formed, but they would have nothing to do with it; I might build sewerage, and get the inhabitants to pay towards it, if they thought proper to drain into the sewerage.

2157. In the case where the ground is taken on a building lease, the builder makes provision for the sewerage of his own district himself?—Yes, I feel that to be the usual rule, of course it ought to be so. But I am calling your attention to property that has been built these 150 years, the old street Maynard-street, the estate I hold, is the property of Lord Maynard; and another street belongs to me, and there is no drainage in it whatever; I suppose 300 persons are living in it; the situation is the most offensive in the world; they throw all the dirt and filth into the street; it is a thing I am astonished the parish at large have not attended to before. I assure you I am quite prepared to build it; they would have occupation; I have several houses, from time to time the parties have left, highly respectable parties, for want of sewerage, and other persons have taken the house, and positively they have left it again in consequence.

2158. You are aware, under the present system, the rates do not give the means to the Commissioners of supplying this kind of sewerage in all those districts where there is no kind of sewerage?—It is a pity it is not made so, then I should be pleased. I have no objection to pay a rate of sewerage to the property; it is a loss of 200 *l.* a year to me.

2159. You conceive, as a large proprietor, it would be an advantage to your property if you paid a higher rate of sewerage, provided there was sufficient accommodation given?—The private inhabitant would be delighted to have an opportunity of having it, to ensure cleanliness.

2160. You never put yourself in communication with the Commissioners of Sewers with a view to come to some understanding, or that a condition might be agreed on with a view to build a sewer?—No, only with reference to the intended alteration.

2161. You never had a written communication?—No, I am not aware of any.

2162. You bought this property knowing there was a want of sewerage?—Or feeling there was a sewerage.

2163. Not having taken the proper means of ascertaining?—I took the onus on myself.

2164. You built over some property without providing adequate means of sewerage?—No, I took it down and rebuilt it in a better position; the sewerage was the same, the convenience was the same, it is merely on the same site of ground.

2165. You never took property and built over it?—I never took a piece of land belonging to me and built on it, indeed I did not build any, therefore it could not have reference to the sewerage. I have pulled down houses and rebuilt them.

2166. Are you aware of the conditions on which the Commissioners will undertake to construct sewers?—I believe it was half; something of that kind. Would it not be well that the Commissioners should provide every neighbourhood with sewerage, and to call on the freeholders and other persons to pay their share towards it.



*Mercurii, 18<sup>o</sup> die Julii, 1834.*

HENRY GEORGE WARD, ESQ., IN THE CHAIR.

Mr. *W. Struthers*, again called in ; and Examined.

2167. YOU stated, I think, that there were some gentlemen who wished to be examined with regard to the state of Grosvenor sewer, at Milbank?—Mr. Kendall is the gentleman I referred to.

2168. Is he here to-day?—No ; he is obliged to be before the magistrates at Marlborough-street.

2169. Will he be here in the latter part of the day?—I can go and see whether he can come.

2170. Have you brought none of the persons who signed this memorial addressed to the Committee?—I have not one of them here yet, but they promised to be here.

Mr.  
*W. Struthers.*

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Mr. *John Houseman*, again called in ; and Examined.

2171. ARE you aware of a memorial having been presented from Milbank, complaining of the state in which the sewer has remained since the accident of Mr. Struthers?—I am only aware of it from it having been mentioned to me by the Committee on Monday.

Mr.  
*John Houseman.*

[*The following Memorial was then put in :*]

“ Milbank-row, 3 June 1834.

“ The Memorial of the undersigned inhabitants of Milbank-row, and parts adjacent, to the Committee of the Honourable House of Commons, appointed to examine and inquire into the conduct of the Commissioners of Common Sewers, as to the execution of the powers vested in them by the Sewer Act.

“ We, your Memorialists, beg leave most respectfully to state to your Honourable Committee, that our habitations are become very uncomfortable and very unsalubrious, from a new sewer lately made by these Commissioners in Milbank Row aforesaid, which from its ill construction, or some other cause, soon after it was finished partly blew up, (now near five months ago), by which means an intolerable public nuisance has been created ; the shattered sewer constantly emitting a most offensive and noxious effluvia, infecting the air to a considerable distance ; rendering your Memorialists’ habitations not only very unhealthy, but, as they conceive, dangerous to live in. And notwithstanding the nuisance has existed so long, there appears no immediate intention on the part of the Commissioners to reconstruct the sewer, and remove this abominable annoyance. Such conduct, your Memorialists humbly submit, is evidence of culpable remissness, to say the least of it, in the Commissioners of Sewers, in the execution of the great powers vested in them for the preservation of public health and individual comfort.

“ The truth of the above statement your Memorialists are ready to verify on oath before your Honourable Committee.

“ Signed :—Marcellus Day, 52 Holywell-street ; William Baker, Robert Harisson, George Maskell, William Lewis Farnell, Robert Maynard, Thomas Chandler, Benjamin Chapman, governor of the General Penitentiary ; Whitworth Russel, chaplain of the General Penitentiary ; J. Wade, surgeon to the Penitentiary, Milbank ; H. Rickford, steward to the Penitentiary, Milbank ; J. White, master manufacturer to the General Penitentiary ; Henry Farrell, Finch Vidler, Edward Parratt, John & William Johnson, William Short ; Seager, Evans & Stafford ; John Freeman, James Elyard, John Bragg, Robert Johnson, William Minnitt, Thomas Wright, David Green, Thomas Parsons.”

2172. You see by that memorial the petitioners state that a very great nuisance has been occasioned to the neighbourhood by the falling in of a sewer, which the Commissioners have left for some months in that state ; have you any remarks to



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make upon it? — On account of this question arising between the Commissioners and Mr. Struthers, I have the proceeding of the Commissioners on that case; and had he come forward and stated his case to the Commissioners, he was still open to be heard; it is not finally decided. I have here, as well as the proceedings of the Commissioners, Mr. Stutely, a surveyor, who examined it with our surveyor; who will be able to speak more particularly as to the damage. Mr. Stutely is not connected with the trust any more than in being employed in conjunction with our surveyor. I will read an extract from the orders of the court, applicable to the case of Mr. Struthers: "It being alleged in Mr. Struthers's letter that the damage was occasioned by the making the new sewer across the end of the Penitentiary-road some feet lower than the old sewer, and the foundation of the wall of his slate-yard; I beg to state, that I have called to my assistance, in examining the cause of the said damage, Mr. Martin Stutely, of St. Martin's-lane, a surveyor, who, having examined the premises, is of opinion with me, that the falling down of the wall was not occasioned by the rebuilding of the sewer across the Penitentiary-road on a lower level, or was at all affected by the works to the sewer, as the foundation of Mr. Struthers's wall has not in the least way moved or been disturbed; but that the upper part of the wall was forced over into the open part of the sewer by the lateral pressure of the loose ground against it on the one side, without any resistance on the other; and that the falling of the wall (which was in a very ruinous condition) was occasioned by the tide-water, at the time of the before-mentioned inundation taking place, getting down between the ground and the back of the wall."

[*The following Memorial was then put in:*]

"May 21st, 1834.

"The Memorial of William Struthers, of Parliament-street, Westminster, to the Committee of the Honourable House of Commons, appointed to inquire and examine into the manner which the great powers vested for public good in the Commissioners of Sewers, have been exercised.—Your Memorialist begs to submit, for the consideration of the Members of your Honourable Committee, the following statement of facts, showing that he has sustained great loss, and been subjected to grievous exactions, from the exercise of the power of the Sewer Commissioners. Some months since, the Commissioners made a new sewer, almost close to the wall of premises belonging to your Memorialist, in Milbank-row, Westminster, several feet below the foundation of his wall; which sewer, after it was completed, from the injudicious construction, was blown up; and from not under-pinning your Memorialist's wall, and the total want of care and precaution for the safety of his premises, his wall thrown down, his property exposed to all depredations, and a most intolerable public nuisance occasioned to the immediate neighbourhood, which has existed now about four months. The Commissioners appear to be in no hurry to abate the nuisance; and notwithstanding the manifest cause of the loss and injury your Memorialist has received, and his representation and claim of compensation from the Commissioners, he can obtain none. Copies of his communication to them on the subject, your Memorialist has annexed to this Memorial; and which he begs to refer, and respectfully to solicit your perusal of the same. It seems, although the Commissioners withhold all redress, and refuse to reinstate his premises, they assume a power, under the authority of the Sewer Act, of again throwing down his wall, if he rebuild it himself; so that his premises may lie open, and his property exposed, for any indefinite period, at the will of the Commissioners; which appears to your Memorialist to be carrying assumption to the extreme of oppression. In addition to the above-stated destructive conduct of the Commissioners, your Memorialist has to complain of being assessed by them to the sewer-rates for premises in Camera-place, John-street, and Gloucester-place, King's-road, and Chelsea, and the Gloucester-road, Kensington; where there was not only no common sewer to receive his waste water, but the situation of the several premises, particularly Camera-place and John-street, are such as to preclude the possibility of even the surface-water running in any direction to a common sewer. In consequence, your Memorialist has been obliged to sink cess-pools to the several premises, to receive both the waste and the rain-water. Now your Memorialist conceives that the Commissioners have no legal right, by virtue of the powers vested in them, to assess premises to the sewer-rates that can have no possible benefit from a sewer; and to do so, he humbly insists, is as unreasonable and unjust as an assessment on your Memorialist to pay their  
private



private debts. As there are, doubtless, many individuals suffering in a similar way to your Memorialist, who have not the means of seeking redress at law, or time or ability to expose the conduct of these Commissioners, your Memorialist is ready and willing to be examined before your Honourable Committee, to substantiate the above injury and extortion, and to bring his servants and others to corroborate his own evidence, as much in justice to himself as with a view of benefiting the public at large."

In answer to the Memorial, Mr. Dowley will explain the actual state of the sewer.

Mr. *John Dowley*, called in; and Examined.

2173. YOU are aware there is a strong memorial from Milbank-row respecting the state of the sewer which you call the Grosvenor sewer, which is said to have occasioned an intolerable nuisance in that neighbourhood since the accident at Mr. Struthers's?—In examining the sewer after the last meeting of this Committee, I perceived some brick rubbish in a part of the sewer next to Mr. Struthers's wall, that had the effect of keeping up the water two or three inches for a short distance. That appears to have been partly occasioned by the workmen employed by Mr. Struthers in repairing part of the wall they had been rebuilding. The rubbish that was there at that time has since been removed, and the sewer is now in the same state it has been for a great many years, an open ditch; it is the boundary between two estates.

2174. It is an open sewer?—It is an open sewer, and with scarcely any current; the object we had in lowering the outlet was to give a greater current to the sewer. This work would have been proceeded with for the improvement of the sewer upwards, had it not been for the falling of the wall, which has raised the question. The ground is exceedingly low ground, six feet under the level of high tide, and very difficult to drain effectually.

2175. That sewer is entirely an open sewer?—Yes, from the end of the arch in Milbank-row.

2176. Do not you conceive it would be practicable to cover it?—It is the boundary between two estates; unless the parties were both agreeable it would be difficult; it is not impracticable.

2177. Between what estates does it run?—Between Lord Grosvenor's and the Crown's.

2178. Has any application been made to the two parties, Lord Grosvenor and the Crown, to see if they will contribute to the expense?—I am not aware of any. There is no public way through private ground; it would, perhaps, not be desirable to arch it over in the present line.

2179. It being complained of by the inhabitants of the district as a nuisance in its present state, I should have thought that the Commissioners would have taken some step to remove it effectually?—The only effectual way would be to put an inverted bottom; part of it would have been done before now if it had not been for the falling of this wall.

Mr. *John Houseman*, recalled; and Examined.

2180. HAVE you anything to state to the Committee?—I wish to offer a few observations on the evidence that was given to you on the 5th, as well as on the 13th.

2181. The evidence you allude to on the 5th is Mr. Fowler's?—Yes. Mr. Fowler complains of the mode of keeping the accounts. I will just refer to a statement I made before a former Committee, that we keep the accounts by double entry, and not by single entry. There is another part, where Mr. Fowler said that the works may be charged without any proof of their being executed. I am ready to show you the checks that take place in the works as they go on. [*The Witness then produced the books to the Committee.*] All works done by the contractors, are done in the first place by a daily account kept by the clerk of the works, which is afterwards entered into a weekly account, and by which the contractor's quarterly bills, when they come in, are checked. Those quarterly bills of the contractor are abstracted in the office, showing every work done at every particular place. After they are brought in, they are laid on the table of the committee-room for one month, for every Commissioner to examine them. The books are accessible to any Commissioner at

Mr.  
*John Houseman.*

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Mr.  
*John Dowley.*

Mr.  
*John Houseman.*



Mr.  
John Houseman.

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any time, and are laid before the committee once a month. Mr. Fowler complains that a rate made the 18th of May 1832, had not been collected of a tenant who left his house at Midsummer. In answer to that, the rate-books signed on 18th of May 1832, were not put into the hands of the collectors until 20th July 1832, because the Commissioners were not satisfied until then that they had collected the former rate as closely as might have been expected. Mr. Fowler complains that the Commissioners will not build 500 feet of sewer in Robert-street, King's-road, Chelsea; I say upon that, the Commissioners are of opinion that they have no funds out of which they could pay for the building of new or original sewers for the improvement of the property of any individual. In this opinion they are confirmed by that of the Attorney and Solicitor-generals, of which a copy has been presented to the Committee.

2182. With regard to this sewer in Robert-street, I do not think it appears to be for the benefit of the property of any one individual, but for a large district which is now inadequately drained?—The district is one not now thickly inhabited, but upon which various improvements are taking place; and the question is, how far the Commissioners are bound to facilitate those improvements, or how far they ought to be made at the expense of the district. It has not a fall at the mouth of it equal to the Ranelagh sewer.

2183. Has the Chelsea main church sewer been carried to as great a depth as the Ranelagh sewer?—It has not.

2184. Why not?—It was carried as deep as we conceived we had the power of going, that was as low as the beach.

2185. What restriction is there to your power in that respect?—I apprehend the City authorities would not allow us to sink a channel out into the river.

2186. What objection can the City authorities have to deepening a sewer, where the accommodation of a whole district is concerned?—It is objected to by the watermen and bargemen; they would complain to the City authorities immediately.

2187. That is the only objection which exists to your deepening these sewers?—Yes: at the time the sewer was rebuilt, it was made 18 inches deeper than it formerly was, and that carried it down to the surface of the beach. Mr. Fowler, in his examination, complained of the mode of forming contracts with the Commissioners. I will take the liberty of stating how they are formed. When the Commissioners think it advisable to break up this contract for works, which is generally about three years from the time of its commencement, they direct their surveyor to prepare for their consideration, by a given time, such particulars and form of tender as may be necessary to be agreed upon previously to entering into fresh contracts. These particulars and forms of tender, when approved, are sent to persons of respectability who are known to be capable of building good sewers, and the lowest tender is accepted.

2188. You mean they are sent to individuals; they are not publicly offered?—It is not every person who is competent to undertake such a contract. I will show you what happened when the Commissioners did once offer it to a public tender, and I will relate what took place. To show the effect of advertising for tenders for works upon the sewers, I beg leave to state what occurred to the Commissioners in the year 1811. Having received an estimate from their surveyor for certain works upon the main line of the King's Scholars' Pond sewer, near Lansdowne-house, amounting to 5,650 *l.*, they resolved to advertise for tenders for the said works; they received two tenders at the time appointed, one for 12,700 *l.*, the other for 8,798 *l.* whereas they had previously got their surveyor's estimate for 5,650 *l.*, their regular contractor not being one of the tenderers. The Commissioners of course rejected both these tenders, and called upon their contractor to know on what terms he would undertake the works, which he proposed to do with a small advance upon his contract price, and finally agreed for 6,481 *l.*, being 2,317 *l.* less than the lowest tender made upon the advertisement.

2189. This statement proves that an extravagant estimate was submitted, which was very properly rejected; but it does not prove the persons were incompetent?—I would observe on that, that the Commissioners, who are many of them practical men, are judges upon the subject; and if they were to fail in the middle of it great inconvenience would arise.

2190. In point of fact, the offer of your contract is always limited to a certain number of individuals?—A certain number of respectable individuals.

2191. Do not you think that principle might be carried to a dangerous length in this sort of thing; that the circle might be so confined as to exclude all competition?—



tition?—Yes, if there is no probity and judgment in those who do it, but while people act fairly I do not see that it would.

2192. I do not wish to make any imputation against the Board, but publicity we know is a useful check against every public body?—In certain cases.

2193. To how many individuals is the offer to contract generally addressed?—Generally from eight to ten; I do not remember the particular number, but any gentleman who sits at the Board mentions a person whom he thinks competent, and if it is the opinion of the Board he is sent to. Then again, Mr. Fowler complains that there is a reluctance in the Commissioners to undertake any great work. In reply to this observation, so far as I understand it, I beg to refer to the account laid before the Committee, of works done upon the Ranelagh district since the sewers have been under the management of the Commissioners of Sewers for Westminster. That is not one of the largest districts.

I have some observations to make on the evidence of Mr. Profit, of Westborne-place, which was given on the 13th. Here is an extract from the orders of the court of what took place on the presentment of that petition, if you will allow me to read it.—(*Extract read.*)

I beg to observe that the neighbourhood where this open sewage is, is building ground in an unfinished state. If the Committee will look at the plan they will see where Mr. Cubitt finished a covered sewer, and where the open sewer complained of is.

2194. Is the Committee to understand that you wish those who undertake to build on that ground, to undertake the work of covering-in this sewer?—Of course we do not know at present whether this would be the line of sewer; when the plan shall be completed it is supposed that sewer will be turned into some public way, as Mr. Cubitt has done, and therefore it would be a wasteful expenditure to cover it over in its present crooked state passing this private ground.

Mr. Profit complains the sewer empties itself close to the bridge. That sewer is called the Black-lane sewer; it did empty itself formerly above the bridge, so that it is not a new communication; it then passed under houses and other buildings, but has since been diverted into public ways, which throws the outlet below the bridge. That is all I have to say upon that.

We next go to Mr. Black, Sloane-terrace; he complains that the Commissioners would not allow him to drain into a sewer, which he describes as in Medway-street and Holland-street, Westminster. These are drains surreptitiously built, and have been ordered to be destroyed.

A report was made to the Commissioners that a man named Holland had built a 2-ft. barrel drain in Horseferry-road, communicating with an 18-in. barrel drain. He was summoned before the Commissioners, and the drain was ordered to be destroyed; of course it would follow the Commissioners would never allow any person to drain into it; though they may not actually have destroyed it, still it is condemned, and should not be in existence.

2195. I believe Mr. Beach stated the sewer-rates had been annual in the neighbourhood of Vincent-square?—That is not the case; they have not been more frequently than once in two years. He likewise complained of the want of a gully drain in Vincent-square; it must be evident there cannot be a gully drain to drain the surface where there is not a sewer for it to communicate with. Where there are sewers, gully drains are made and grates put down wherever the Paving Boards may require them, without any restriction as to numbers, situation, or anything else.

Then he speaks as to the anxiety to build the sewer in Brompton-road, where his house was. The surveyor, I believe, has a plan that will show you the state of Mr. Beach's house there.

There is a sewer in the Brompton-road the Commissioners have laid out, with the intention of rebuilding it at some future time, but that sewer never belonged to or never was paid for by anybody on the side of the road on which Mr. Beach's house was situated; it goes through private ground belonging to the opposite houses, five or six feet higher than his, and was built originally for their accommodation.

2196. Have you seen the evidence of Mr. Milne, of the Woods and Forests office?—I have.

2197. Have you observed that he states a great nuisance is occasioned now by the draining into the ornamental water in Kensington and Hyde Park, through the

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Mr.  
John Houseman.

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Bayswater stream, of a large district, which is now nearly covered with buildings?  
—Yes.

2198. Do the Commissioners of Sewers intend to take any step for removing that nuisance?—I do not know that the Commissioners have any power to do it.

2199. Has any application been made to you respecting it?—Yes; a great deal of communication has taken place between them and the Commissioners.

2200. How does the case stand at present?—It is a question between the Crown and the Trustees of the Paddington Estate, who shall build a tunnel sewer, which is to convey this drainage from the Bayswater stream to a tunnel sewer which the Trustees of the Paddington Estate built through Hyde Park. I have only to add, for your information, that the Bayswater stream always went through the Park; that ornamental water is a part of it; in its passage it meets the Ranelagh sewer.

2201. But the Bayswater stream was quite innoxious till the ground around it was covered with buildings?—Yes.

2202. Then in point of fact the question is entirely one between the Crown and the Trustees of the Paddington Estate, not one over which you have any control?—Not at all.

2203. You do not conceive yourself bound to supply this new sewer?—We have no funds out of which we can do it.

2204. You have no means of making a rate for it?—No.

2205. Why not?—Because we could not collect a rate if we made it. If anybody objected, the Court of King's Bench would not bear us out in collecting a rate for a new sewer.

2206. We have received another memorial from the churchwardens of the parishes of St. Margaret and St. John the Evangelist, Westminster, complaining of there being a vast number of streets in these parishes which are totally without sewage, and giving a most lamentable picture of the state in which they are reduced for the want of it.

[*The following Memorial was then put in :*]

“ TO the Right Hon. the Committee of the House of Commons, appointed to inquire into the state of the Sewers in and near the Metropolis.

“ THE Churchwardens of the parishes of St. Margaret and St. John the Evangelist, Westminster, beg to represent, for the information of the Committee, that a very large portion of the inhabitants of these parishes have for many years contributed to a heavy sewers-rate, without having the benefit of drainage: That from a careful examination into the state of the sewage in these parishes at the latter end of the year 1831, when the effects of the cholera was causing great mortality amongst the lower classes who inhabit the back streets in the lowest part of these parishes, it was found that this calamity was greatly increased by the filthy state of the streets, there being no other than surface drainage: That every description of waste water, fish offal, and vegetable matter of all sorts, made by the inhabitants, and the overflowings of the cesspools and privies, found their way on the surface of the streets into gully drains, when there was a sufficient fall of rain to carry it forward to the gratings; and in this state of things, the committee for the Board of Health for these parishes memorialized the Commissioners of Sewers for Westminster, praying that effective sewers might be immediately built in this dangerous and calamitous portion of the parishes, and thereby contribute to lessen the ravages of the disease, should the metropolis be again visited by the same. The reply of the Commissioners was, that they would give the Memorial careful consideration; but that they were fearful that, as there never had been any sewer in those streets, they were not empowered by their Act to build them. Much delay in consequence ensued, and not until a communication was made to the Commissioners from the Home Office were any steps taken. In the month of February in the following year, the Commissioners built sewers in the following streets, where none existed before; namely, Great Smith-street, Dean-street, St. Ann's-lane, Pye-street, Orchard-street, New Tothill-street, Dacre-street, and the New-way, altogether about 4,000 feet lineal. This has contributed much to the general health and cleanliness of the inhabitants of this portion of the parishes; there is, however, still left a very large portion of these parishes with no other than surface drainage. The following streets are at this present time in that state; namely,



namely, Dartmouth-street, Tothill-street, Castle-lane, Stafford-place, William-street, Broadway, Strutton-ground, Horseferry-road, Greycoat-place, Great Peter-street, New Peter-street, Rochester-row, Bell-street, Brewers-green, Artillery-place, Marsham-street, Tufton-street, John-street, Little Smith-street, Bowling-street, Allington-street, Medway-street, Little Chapter-street, New Palace-yard, Old Palace-yard, Whitehall, Abingdon-street, Carteret-street, James-street, Grosvenor-street, Earl-street, Johnson-street, New-street, Vine-street, York-street, part of Milbank-street: the inhabitants of these streets, independent of the danger likely to result, complain, and justly, that they should have been for so many years past obliged to contribute to an expensive sewer-rate, without enjoying any of the advantages of it. We therefore beg to call the attention of the Committee to the consideration of the several Acts under which the Commissioners for Westminster and part of the county of Middlesex are at present constituted; and if any doubt exists as to their power to build new sewers where none are at present existing, (see 2 Will. & Mary, c. 8, s. 14, and the 47 Geo. 3, c. 7,) to let that doubt be removed, and the law be clearly defined in that respect; and let the Commissioners not only be empowered but enjoined to proceed forthwith in making such improvement in the sewage of these parishes, as the necessity of the case requires, and the health of the inhabitants in these parts of the parishes demands. The churchwardens, upon inquiry, are informed that no part of the metropolis has so much reason to complain of the want of proper sewage, as the inhabitants of the streets before mentioned.

(Signed) “ *W. Forty,* } Churchwardens, St. Margaret’s.  
                   *Robert Bryan,* }

*Joseph C. Wood,* } Churchwardens, St. John  
*J. Sawyer,* } the Evangelist.”

2207. Are the improvements which have been commenced in the district to which this memorial alludes, intended to be proceeded with by the Commissioners?—I am not aware of an intention to go further. We showed the Committee on the plan what had been done.

2208. You have built a certain number of sewers?—We have diverted certain sewers.

2209. That is, you have built new sewers?—As far as the old sewers went we have built new.

2210. They gave a list of 36 streets and lanes without any sewer?—I have no doubt of the fact; the Commissioners are aware of the deficiencies in the sewage in Westminster, and had some idea of applying to Parliament for authority to build sewers, and to make assessments on particular houses benefited by them. I would just mention that it could not be a very serious charge on the property, as it must be a very large house in any street where the sewer would come, upon which the sewer-rate would amount to more than 12*l.* I may add that many of the streets in Westminster are the property of very rich persons, and the Committee would not advise that the public should be called upon to pay for such streets. A considerable part of it is the property of the Dean and Chapter.

Mr. *William Fowler*, called in; and Examined.

2211. DO you wish to bring forward the evidence to-day of the contract, to which you alluded in the former evidence, with the Commissioners?—Yes, Mr. Bonny is here for that purpose.

Mr. *W. Fowler*.

Mr. *James Bonny*, called in; and Examined.

2212. DID you make any communication to the Commissioners of the Westminster Trust, on the part of Mr. Fowler, on the 6th March 1821?—I believe I did, to the best of my belief. I took a large piece of ground of Mr. C, after that I sold it to Mr. Fowler, where Brompton-square is now built. I had then some printed papers from the Commissioners of Sewers as to the levels.

2213. Did you make any distinct proposal to the Commissioners on the part of Mr. Fowler?—I do not recollect whether I made any application on the part of

Mr. *James Bonny*.



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Mr. Fowler ; I know that I applied to the Sewer-office respecting the building of a sewer, and Mr. Fowler and myself built a sewer to drain those houses, under the direction of their surveyor ; they directed me to go to a certain point, and we built it under those directions. The surveyor attended, and saw that it was done in a proper manner.

2214. Was there a distinct understanding on your part, or on Mr. Fowler's part, that when you reached that certain point the Commissioners of Sewers were to furnish the remainder of the sewage?—It was distinctly understood, if I took it to the end of Yeoman's-row ; and I was ordered to keep it below the old drainage, contemplating that if the old drain down Yeoman's-row did not take off the drainage, that they would lower it so that it should go. I understood they would build a new sewer down Yeoman's-row if the old sewer were not sufficient.

2215. Was this merely a verbal explanation?—It was in contemplation of that that I built the sewer.

2216. Was this a verbal explanation or a formal agreement in writing?—I never had any agreement in writing, I took their word for everything that passed between us. I have now about 2,000 *l.* worth that I have laid out in sewers ; not my own, but people who have taken ground of me.

2217. But to the best of your belief there was a distinct engagement on their part to carry on the sewage at the public expense, if you brought it to the corner of Yeoman's-row?—Yes.

2218. Had you represented this to Mr. Fowler?—Yes, Mr. Fowler and I joined in it in building a sewer.

2219. Did you see the orders of the Court with reference to this question, on the 16th March and 6th April?—I never saw any of their books at all.

2220. Are you aware that they do not state in those orders that there was any engagement with you, but merely that you had permission to build a sewer?—I built it under their direction ; they directed me to build it to there, with an understanding that if it did not go off that they would lower their gully drain, or whatever it might be. I do not mean to say they said they would build a new sewer, but that they would relieve Brompton-square ; that was understood.

2221. I think you acted incautiously in not making a specific engagement in a point of such importance?—I have always found them act very honourably to me in every respect in their engagements ; I did not expect that it would have been necessary to have a written contract.

Mr. *Samuel F. Langham*, called in ; and Examined.

Mr.  
*S. F. Langham.*

2222. HAVE you any communication to make to the Committee?—My father has occupied freehold property at Holloway for these 25 years, and he has sustained very considerable inconvenience from the state of the sewage about 12 years ago. Previous to that period the rates of the Holborn and Finsbury division were collected : in consequence of an obstruction having been built over one of the main courses, application was made to the Commissioners to remove that obstruction, and the Commissioners visited the spot to view the obstruction, and they made an order for its removal. That order was served on the parties who built the obstruction, but they did not obey it. We then called upon the Commissioners to enforce their order, but they declined to do so, and the parties who felt aggrieved undertook that duty, and removed the obstruction. Since that period no sewer-rate has been collected in that neighbourhood. The inhabitants of Holloway have always considered, whether rightly or wrongly I cannot pretend to say, that the Commissioners had no jurisdiction beyond the two-mile stone ; but however, Holloway, being situated in a valley, and the Highgate hills, Highbury, and the surrounding fields, being considerably higher than the level of Holloway, is very frequently (particularly under heavy rains or sudden thaw in winter time) completely inundated ; so much so, that the public roads are frequently impassable, and the individual inhabitants, many of them, experience very great inconvenience by the water entering their premises, and passing right through their houses. Application has been made to the trustees of the parish, for the purpose of being relieved, by having proper sewers built to carry off the immense body of water which accumulates there ; but a difficulty has arisen as to how the expense is to be paid. The majority of the inhabitants of Holloway would be desirous



desirous of contributing to the expense ; but because many of their houses are built somewhat more lofty than others, it does not receive universal consent. But I have known several instances of persons who, although they sustain very considerable injury, refuse to consent to any rate being made, merely on account of the trifling expense. Therefore what the inhabitants in general desire is, that some power should exist somewhere to build and construct proper sewers, and that the expense should be thrown upon the district. The consequence of the bad state of the sewage in general is such as to depreciate the property very much in the neighbourhood. No person will build, or lay out their property to any extent, on account of the difficulty of draining their property ; it is therefore an injury to the parish at large. I beg to state we have applied to the parish, and there is a clause in the local Act of the parish of Islington whereby they are enabled, with the consent of the inhabitants, to construct sewers at the expense of the district ; and application has been made to the parochial Board to give evidence, or to cause evidence to be given before this Committee, as to the state of the Holloway drainage ; but as the majority of the inhabitants of Islington pay the sewer-rate, they are fearful of involving the parish in the expense of constructing sewers for a particular portion of the parish, and hence the inhabitants of Holloway are altogether without a remedy. There is also a very valuable property been lately expended at Holloway, called "Lorraine Place," which is a great acquisition to the parish, and an ornament to the neighbourhood ; but last winter, in the course of the heavy rains, many of those houses were overflowed with water, and of course has reduced the value of them. I am speaking of them without any interest, because they belong to other parties, still it is an injury to the owners of that property ; no doubt a very considerable decrease in the rental is derived from the property, and it of course depreciates the property in general in that neighbourhood.

2223. Those houses were recently built?—They were.

2224. Did the proprietor provide them with drainage?—Yes ; they have built drains. I believe there has been some dispute as to the size of the drains which he built, but still they were quite sufficient for the purpose of draining those particular houses ; but then the water comes from the high land into the drains, and overflows the houses.

2225. Has any application been made by the inhabitants of the Holborn and Finsbury district on the subject?—No, not of late. The difficulty we found was this ; unless the inhabitants will raise a sufficient sum of money (I do not know what the proportion is) to pay for the first outlay, the Commissioners will not construct sewers. That is the great difficulty, because we cannot find people unanimous in contributing to the expense ; because, if a person's house happens to be built a little lower than the others, that which is built lower suffers an inconvenience, and his next-door neighbour does not. The one whose house is not inconvenienced does not want to pay any expense.

Mr. *David Henry Stable*, called ; and Examined.

2226. HAVE you any observations to make on the evidence of the last witness?—The Commissioners do not consider Holloway beyond their jurisdiction ; but in consequence of no application having been made by the inhabitants for relief, the Commissioners have not exercised any jurisdiction for some years past. To drain the houses of the inhabitants of Holloway would require a sewer to be built to the extent of 9,490 feet ; which, calculated at 15 s. per foot, would amount to the sum of 7,117 l. 10 s. You see that would be a large outlay for the whole of that district to pay, merely for the drainage of a certain portion. The lands that have been taken for building, the builders ought to have come forward and paid a portion of the expense of building the sewers fronting their respective estates. That has not been done, and it would be a hard case to charge the district with so large a sum for the individuals who have built those houses.

Mr. *Samuel F. Langham*, recalled ; and Examined.

2227. YOU wish to make some observation on the evidence of the last witness?—Upon that I beg to add, that a survey has been made by Mr. Hill, who is a surveyor in the parish of Islington, and he has reported, I believe, to the parish and to the inhabitants of Holloway, that they may be relieved at a considerably less expense than that stated by Mr. Stable.

Mr.  
*S. F. Langham.*

18 June 1834.

Mr.  
*D. H. Stable.*

Mr.  
*S. F. Langham.*



*Jovis, 3<sup>o</sup> die Julii, 1834.*

WILLIAM CLAY, ESQUIRE, IN THE CHAIR.

Mr. William Tudsbury Haggis, called in; and Examined.

Mr. W. T. Haggis.

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2228. WHERE do you reside?—I reside in Limehouse. I am surveyor to the trustees of the parish, of the conjoint trust of the roads and lighting.

2229. Under a local Act?—Yes, under the Limehouse Local Act.

2230. Did you sign a petition presented to Parliament a short time back respecting the sewers?—I did.

2231. It is stated in that petition, “that the sewers, both public and private, within the said parish, are for the most part shallow, narrow, inconvenient, filthy, and out of repair, and being chiefly above ground, are exposed to every species of inconvenience and annoyance, and are, from constant exposure, liable to be choked up, and the waters thereof rendered stagnant from dead animals, offal, broken vessels and other refuse and materials of an offensive kind being deposited therein.” Have the kindness to state to the Committee what you know respecting that assertion?—The insufficiency of the sewers is, that there are so few of them in the parish; there has not been a new sewer made by the Commissioners of Sewers for these 100 and odd years, and there are a great number of houses indeed in one part of the parish; I think there may be 2,000 houses, and not a sewer to them.

2232. Have you with you any map which explains this?—I have an old plan—(*producing the same.*)

2233. This plan is of the date of 1703?—Yes. This is a plan of the parish as it now exists—(*producing the same.*)

2234. This plan you now produce contains all the buildings added to the old plan up to this time?—Yes, it does.

2235. You have stated that there have been no sewers made for more than 100 years?—No; there has been an alteration in the sewer, but no new sewer has been made.

2236. Point out the sewers on the old plan?—[*The Witness pointed out the same, and added*]—There is one that begins near Stepney Church, which parts Mile End Old Town from the parish of Limehouse, and goes under the Regent’s Canal; it enters the parish again at Kirk’s-row, to Bromley New Town, runs along Bromley New Town, and under the River Lea.

2237. Where does it leave the parish again?—At Bromley New Town; it runs under the River Lea, in the parish of St. Leonard’s, Bromley; then it goes along North-street, Poplar, and Dingler’s-lane, I think it is called; then comes to the Commercial-road, and falls into the River Thames, in Limekiln-dock.

2238. Is there any other sewer that traverses the parish?—Yes; here is a sewer which has been taken off from Oak-lane, along Risby’s rope-walk, running along Nightingale-lane, and empties itself into the Thames near Duke’s-shore.

2239. Is there any other sewer?—Yes; there is another sewer that runs from Three Colt-street, on the north end of that street, along to the back of Gill-street, crosses in Gun-lane, up between Ropemaker’s-fields and Fore-street, and a branch of that empties itself into Limekiln-dock, and another branch empties itself at Limehouse, runs under or near to the Bunch of Grapes public-house.

2240. In looking at the plan, as completed up to the present time, the Committee observe one large district pretty much covered with buildings, between the old common sewer you first referred to as dividing the parish of Limehouse from the hamlet of Mile End Old Town and Salmon-lane on the north and south, and the Regent’s Canal on the east; do you mean to state to the Committee that that is imperfectly drained?—Yes, it is.

2241. What extent of drainage is there in that portion of the parish now referred to?—There is one drain, beginning in Catherine-street, running into the Black Ditch.

2242. By the Black Ditch, do you mean the sewer you first referred to, separating Limehouse from Mile End Old Town?—Yes.

2243. What is the length of that drain?—I suppose 1,200 to 1,300 feet.

2244. What number of houses do you think it drains?—I suppose it will drain about 400 houses altogether.

2245. Is it a good drain?—No, it is a very small one.

2246. Is



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2246. Is it a sufficient drain?—It is not.

2247. By whom was it made?—It was made by the proprietors of the lands.

2248. What other drain is there in the district referred to?—There is another in Eastfield-street that drains into the one running from Catherine-street.

2249. How many houses do you think that drains?—I should think that might drain not less than 300.

2250. Is there any other drain besides those two?—No.

2251. What proportion of the houses in the district referred to do those two sewers you have referred to drain?—I should suppose about half, or from that to two-thirds.

2252. Is the other portion of that district left without drainage?—Great part of it is left without anything but surface drainage; there are no drains at all.

2253. The next portion is the portion of the parish lying between Salmon-lane and the Commercial-road, on the north and south, and the Regent's Canal on the west; how is that portion of the parish drained?—That is drained into the River Lea, and has no communication with the public drains; they are all drains made by private persons.

2254. Is that drained by drains formed by the inhabitants themselves?—Yes.

2255. And the drains from the separate houses fall into one large drain?—Yes; there are two drains, one in one part of the parish and another in another; they empty into the River Lea.

2256. At what point?—At the bottom of Dixon's, the timber merchant's yard, in the Commercial-road.

2257. Is that part of the parish well drained?—No, very badly drained.

2258. The Committee would ask you, with reference to that end of the parish which lies to the south of the Commercial-road, between that and the Thames, how is that portion of the parish drained?—Into the River Lea.

2259. That portion which lies to the north of the River Lea is drained by it?—It is.

2260. Is it well drained or ill drained?—The drain is between the houses, in the yards of the houses, and runs into the River Lea.

2261. Is it a covered drain?—Yes; a brick arch drain. I believe they have done it at their own expense.

2262. All the houses to the south of the Commercial-road and to the north of the River Lea drain into the River Lea by means of a sewer built by the inhabitants?—Yes.

2263. Is that a sufficient sewer?—It is a small one that has been made by the inhabitants; it cost a good deal of money, but it is insufficient; there were not so many houses built at that time, but the place is so inhabited now, they need more drainage.

2264. How is that portion of the parish which lies between the River Lea and the Thames drained?—That is the open part; there is a great part where the water runs off, but there is a place called Church-lane that is very badly drained; one person will clean it out when he finds it stopped, and others will omit so doing.

2265. With reference to the open part of the parish which lies between Rope-maker's-fields and the Thames, how is it drained?—That is drained pretty fairly.

2266. Is that part of the drain now referred to by the Committee tolerably well drained?—No; they do not complain of it as being insufficiently drained; they complain of the sewer being an open sewer.

2267. Is the part of the parish which lies between the Ropemaker's-fields and the Thames tolerably well drained?—Yes, very fairly.

2268. It drains into the Thames direct?—Yes, it drains into the Thames direct.

2269. Do the inhabitants complain of the great sewer to which you first referred, and which falls into the Thames eventually at Limehouse-dock, after having gone out of the parish and come in again, being an open sewer; that which you call the Black Ditch?—They complain of its being an open sewer, and in the part of the parish not over Bow Common it is felt, where houses have been built.

2270. They complain that with respect to the portion of the Black Ditch which falls into the Thames, and where many houses are built?—Yes, they complain of the gas-water and nasueous smells; this sewer, I believe, runs through Spitalfields; there is a great quantity of water comes down, and it is very black.

2271. It is generally very offensive?—Very much so.

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2272. Do



Mr. W. T. Haggis. 2272. Do the inhabitants feel it a nuisance that it is not covered over?—They do; about four years ago they had the Commissioners of Sewers down and showed it them, and they said they would pay attention to it, but nothing has been done in consequence.

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2273. Do some of the drains in different parts of the parish, to which you have referred as having been formed by individuals, drain into cesspools and not into the Thames, or into any great sewer under the jurisdiction of the Commissioners?—There are two or three cesspools in the parish where they cannot get to the drain; there is no drain at all near them.

2274. Are there many of the inhabitants whose houses have no drains into any sewer under the jurisdiction of the Commissioners?—Yes, none whatever.

2275. Are all the inhabitants rated to the sewer-rate?—I believe they are; a rate has been made latterly I know; I have paid it, and I believe most have paid it; some have objected to it.

2276. This petition states, that the several inhabitants of the said parish are indiscriminately rated by the Commissioners of Sewers; do you believe that to be the case?—I do; I believe some are rated at 1 s., others at 6 d., and others at 9 d.

2277. You say you have been recently rated yourself?—Yes.

2278. Where is your house situated?—At Ropemaker's-fields.

2279. Where does the drainage of your house fall in?—Into the sewer.

2280. Have you not reason individually to complain that your house has no underground drainage?—I have underground drainage.

2281. Is it within your own knowledge that many of your fellow-parishioners pay the sewer's-rate, without having the advantage of an underground drainage?—Yes.

2282. Have you any other information to give to the Committee with regard to the matters contained in the petition to which the Committee have referred?—No, merely that the inhabitants wish for better drainage; there has no drain been made for a great number of years, and some of the parish, between the Regent's Canal and the River Lea, have been paying the rate without deriving any benefit.

2283. What works, as far as you know, have the Commissioners of Sewers made within the parish of Limehouse for the benefit of the inhabitants?—About four years ago, when the cholera was so much in existence, they covered the sewers in Ropemaker's fields.

2284. Within your knowledge they have formed no drains within the parish?—No.

2285. Have you any other information to give to the Committee?—No, I have not.

Mr. William Baker, called in; and Examined.

Mr. William Baker. 2286. YOU are vestry-clerk of the parish of Limehouse?—I am.

2287. You are aware that a petition has been presented to this House on the subject of the sewers in that parish; have the goodness to give the Committee any information you possess upon that subject?—I hold in my hand a report which was made by Mr. Walker and Mr. Goldring, two eminent surveyors, which is dated on the 11th of April 1827, in which a detailed statement is made, not only descriptive of the inefficient state of the sewers, but proposing certain new sewers to be formed for the necessary drainage of the parish at large. I will furnish the Committee with a copy of this. (*Vide* No. 1.)

2288. By whose direction was that survey and report made?—It was made in consequence of a complaint being made by the parishioners to the Commissioners, requiring that they should set forth what they considered necessary to be done to promote the effectual drainage of the parish.

2289. That was made by directions from the vestry?—Yes; it was accompanied by plans, which are now on the table of the Committee.

2290. What was the total amount of the expense of the sewers proposed?—£. 5,990.

2291. In consequence of that report, did the parochial authorities of Limehouse make any representations to the Commissioners of Sewers?—They did; there was a representation made to the Commissioners.

2292. State the substance of that communication?—The report was sent to them, and the parish received from Mr. Unwin, the clerk to the Commission, the document I hold in my hand. I will deliver in a copy of it. (*Vide* No. 2.)

2293. What



2293. What took place in consequence of that communication from the Commissioners of Sewers?—When this document was presented to the parish, a report was prepared. Nothing was done upon it; the parish considered it was quite impossible to coerce persons to come forward to pay so large a sum as the Commissioners required.

Mr. William Baker.

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2294. Do you know what proportion of the sum of 5,990*l.* the Commissioners expected to be contributed by individuals?—I think one-third; that is the general system adopted.

2295. What proceedings have taken place since?—In consequence of its being impossible for the Commissioners to get those persons to come forward who were mainly interested in the new sewerage, the matter has died a natural death.

2296. No such sewers as those recommended by Mr. Walker and Mr. Goldring have been made?—No. It appears to me that might very easily be remedied, by the Commissioners being armed with the power of raising money by way of annuity, or at annual interest, instead of levying a heavy rate for a very heavy work, which might be very oppressive to the tenants at the time; for, though a landlord's tax, it is generally paid by tenants, and it may be very onerous on the individuals holding on short terms. I conceive, by raising a large sum of money by way of annuity, or at interest, it might be gradually diminished as the annuitants fell off; or by raising a sinking-fund from year to year, to discharge the mortgage-debt; and then it might be accomplished without inconvenience or extensive loss to individuals; but it is quite clear that individuals will not come forward to pay even one-third for a work of this description, generally.

2297. Do you consider the drainage of the parish of Limehouse generally to be insufficient?—Quite insufficient; I will speak with reference to my own particular neighbourhood, in Church-row, about the centre of the parish, the most dense part of the parish: the sewers are there very inefficient in every point of view; they are narrow and foul, and there is not a sufficient descent to carry the water off, and although they effect an extensive drainage they are regarded as private sewers; and in the front of my own house, which is as large as any house, with the exception of three or four, the sewer is stagnant and foul, and deficient in a run of water to a considerable extent. The inconvenience resulting from that state of things is extremely severe on the individuals: they cannot possibly cleanse their own sewer without having the conjoint effort of all the parties connected with it, and that not being capable of being obtained, we are always subject to a nuisance.

2298. Do you pay a sewer-rate?—I do.

2299. Are the Committee to understand that the Commissioners of Sewers take no means to cleanse the drain into which the drainage of your house falls?—They do the sewer into which it ultimately drains, but not the immediate sewer itself; I am obliged to do it at my own expense. The communication with another sewer before it gets into the River Thames makes me contributory to the rates. As to a portion of the property I have in the parish, I have ineffectually contended with the Commissioners that I am not liable to rates; that property does not go into a sewer under the Commissioners at all.

2300. Have you ever resisted the payment of the rate yourself?—I have not; the rate is so small, and I have been 15 years clerk to a Commission myself, therefore I know very well what the powers of the Commissioners are; and it was not worth my while to oppose so strong a body.

2301. Are there any houses in the parish which have cesspools, without any communication with drains, and which pay the sewer-rate?—I have reason to believe there are several, though I have no positive knowledge of that.

2302. There are houses having drains into the River Lea, over which the Commissioners of Sewers have no conservancy, which pay rates?—Yes, the house of Mr. Walker, and one of Mr. Bluck, two of the largest houses in the parish, and many others.

2303. You cannot furnish the Committee with an account of the collection for sewers in the parish of Limehouse?—No, I have no means of ascertaining what their general rate is; that information can be obtained only from the Commissioners or their clerk.

2304. You wish the Committee to understand, as the general opinion of the parties who have signed that petition, that the drainage of Limehouse is exceedingly inefficient?—Very inefficient indeed; the sewers are for the most part uncovered, and are very small in size, and mere open ditches, or perhaps some of them hardly



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may be called ditches ; they are more like kennels than ditches or sewers, and yet effect an extensive drainage.

2305. The sewer's-rates are levied not all at once on the whole parish, but on different portions, as they belong to different levels?—Yes ; this is a recent system, which, I understand, has been adopted by the Commissioners in consequence of some decision of the courts of law requiring it so to be.

2306. Are the inhabitants of different levels called on occasionally to pay for the completion of works in which they conceive they have no interest?—Yes, I conceive that is the case. I would instance the case of the great sewer from the Spitalfields sewer, or Black Ditch, as it is called, at Mile End, leading into the Thames. I have no doubt that different parishes round contributed to that sewer ; the clerk of the Commissioners will be able to state that, having the documents before him. We have no immediate benefit from it. That is a very heavy work ; I dare say it cost from 15,000 *l.* to 20,000 *l.* That perhaps may not be a cause of complaint now, under the system at present adopted of charging different levels for the particular work done therein.

2307. The petition states that the several inhabitants of the parish are indiscriminately rated to the maintenance of the general sewage of the level?—There may be perhaps some misapprehension as to the term indiscriminately ; there may be a distinction as to the proportion of rate, viz. some at 1 *s.* others at 9 *d.*, but it means that they are rated indiscriminately ; as to their liability, all the inhabitants are considered to be in that class, without any exemption, therefore the rate becomes a general rate, and an indiscriminate rate ; under these circumstances, those persons who have the drainage into the Lea, for instance, are not exempted ; they should form an exception to that rule, but they are not excepted.

2308. The petitioners state that they feel it to be a grievance that they have no mode of resisting a rate, or any controlling power over the expenditure of the rates, short of an application for a *certiorari* to the Court of King's Bench, the expense of which is ultimately borne by the rate-payers, the Commissioners indemnifying themselves out of the funds raised under the Commission, and that they think there should be some intermediate court of appeal by which justice could be administered to them independent of the Commissioners ; have you any opinion as to the mode in which that could be most conveniently established?—It appears to me that the most convenient mode, as well as the most equitable, would be by allowing the rate-payers an appeal to the magistrates, as they have against a poor's-rate or church-rate.

2309. That an appeal should lie against a sewer-rate as against a poor's-rate?—Yes ; that it should be to two magistrates, and that their decision should be final, instead of the Commissioners'.

2310. Do you think that Commissioners should decide in virtue of their office as magistrates?—I think the magistrates should be independent of the Commissioners. For convenience, they might be present at the meetings of the Commissioners, as they often are at the parochial Board, for the purpose of deciding between the rate-payers and the parish officers. It prevents the necessity of taking the parties to petty sessions, which is inconvenient and dilatory, as it interferes with general business. Two magistrates I should think would be sufficient.

2311. You would propose that they should sit as a court of appeal between the rate-payers and the Commissioners?—Yes.

2312. Would you confer upon such a court the power of quashing a whole rate?—No, certainly not ; I would only give the inhabitants relief from their own particular rate, on the ground of their not being benefited by the sewers, or on the ground of their being over-rated. I would give also a general appeal to the quarter sessions, as against the whole rate, or any large mass of rate-payers. It would be very inconvenient before such a tribunal to try a question whether *A. B. C. D.* and others were equally or fairly rated with the party complaining ; I would give that general power to the quarter sessions.

2313. Have you anything else to state with regard to the matters contained in the petition?—No ; Mr. Haggis is more acquainted with the particular sewers than I am. There is a part of the parish to which those plans with reference to Mr. Walker's Report, and the plans for the improvement of the drainage, do not apply ; that does not appear to embrace a very considerable portion of the parish, which has been recently built upon, comprising, I should think, upwards of 2,000 houses. That portion of the parish lies on the north side of the Commercial-road



road and the River Lea, and a considerable additional drainage would of course be requisite; therefore for that portion of the parish that would be beyond the sum of 5,590 *l.*, the amount of the estimate; what the expense of that would be I can form no competent judgment. I hold in my hand two documents for private sewers; the one the grant of a local private drain in the year 1802, the other in 1809, which cost a very considerable sum of money for private drainage. The parties who sustained that expense are rated by the Commissioners of Sewers.

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2314. Can you state the amount laid out at those respective periods?—No; the works were done by private individuals.

2315. Is there anything else to which you wish to call the attention of the Committee?—I have only to add, that there was a representation made as long since as the year 1812 to the Commissioners of Sewers, that the sewers were in a bad state at that period, and that the inhabitants of Church-row and other places contributed, in common with the rest of the parish, to the expense of cleansing the common sewers; that the sewage in question was a general one, affecting a large portion of property in the parish; and that it should fall under the management and control of the Commissioners, as all other drains under their direction, particularly as the inhabitants had no control over that sewer which the private sewers emptied into, and could not necessarily cleanse their own. To that communication no effectual remedy has been received, being now 22 years ago.

2316. How many houses drain into that?—I suppose 40 or 50 into that one; but there are more similarly circumstanced, and the houses greatly more numerous.

2317. Was that drain completely formed at the time the application was made to the Commissioners?—I apprehend it was formed at the time the church was built, 100 years ago.

2318. And they declined taking charge of it, notwithstanding you paid rates?—Yes.

Mr. *Thomas Henry Bluck*, called in; and Examined.

2319. DO you reside in Limehouse?—Yes.

2320. Did you sign the petition which has been presented from Limehouse?—Yes, I moved it.

Mr.  
*Thomas H. Bluck.*

2321. Where do you reside?—At the corner of Church-row, fronting the Commercial-road.

2322. State to the Committee the circumstances of the drainage of your own house?—We drain into the Lea Canal.

2323. How far is that from your own house?—About 14 yards across the road, under which it runs; Mr. Young's house (the member for Tynemouth) forms the opposite corner.

2324. Is that drainage wholly a private one from your own house?—Yes; it was made when the house was originally built, upwards of 50 years ago.

2325. The Commissioners of Sewers have no conservancy, and take no care of it?—None whatever.

2326. Do you pay the sewer-rate?—They have compelled me; they seized my goods for it.

2327. You resisted?—Yes, down to the last moment.

2328. They have compelled you by distress?—Yes; they sent in four persons to make the levy, and thus aggravating the trespass.

2329. How long ago is it since they levied the distress upon your goods?—Within the last two months.

2330. Had you previously appealed against the rate?—Yes, but it was an appeal to the Commissioners themselves against themselves; they are both party and judge.

2331. What was the amount of the rate in the pound?—I think a shilling in the pound.

2332. Is this the first time you have been called on?—Yes; the tenant was, under his lease, bound to pay land-tax, and all other rates and taxes, and probably paid the sewer's-rate; but, if he did, I apprehend he paid it improperly.

2333. You have recently come into the house?—Yes, within three years. It was let by my father-in-law, on lease for 21 years, which has expired, and the tenant has given it up to us, and we are obliged, in consequence of its being unlet, to reside in it.

2334. Your former tenant of the property in which you now reside has paid



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other sewer's-rates?—I take for granted he has. But in an action against the Commissioners there is not the slightest doubt that I should recover; yet the difficulty I feel is this: if I succeeded, of which I have not the smallest doubt, because my drainage does not run into the sewers, and the law I take to be very clear, namely, that if you receive no benefit, and can sustain no damage, you are not liable to the assessment, which is my case; but if I fixed them with costs I only tax my neighbours, therefore, for the sake of saving myself 3 *l.* 18 *s.*, I should, perhaps, put my fellow-parishioners to the expense of 300 *l.*, since the Commissioners pay no costs, but levy for the amount on the district; hence the remedy is worse than the disease, and thus there is no real power of appeal, the Commissioners being parties and judges; and it would be curious to test their conduct as judges, by a return being called for to show how many cases of appeal have been given in favour of the appellant and against themselves.

The Committee will, perhaps, allow me to add, that when I appeared before the Commissioners, one of them observed, that the rain fell on the Commercial-road, which took its course down Church-row, passing my house, and ultimately found its way into the sewers, and therefore concluded I ought to pay. Now if this meant anything, it was intended to show that damage would result to the house but for their sewers. If it got into the house, which it could not, the drains of the house would remove it; besides, the descent in Church-row is very rapid, the rain would find its way into the river, and I much doubt whether it ever flows into the sewers. If such, however, be the case, why should I alone pay for the drainage of the road? if it be subject to be rated, the trustees would pay it, and as I now contribute my quota to the expenses of that road, I should thus pay all that I ought justly to pay. It is, however, mere pretext. The sewers is essentially a rate on buildings, and land alone is not subject to be rated, though it is constantly asserted that this rate is in the nature of a land-tax. Persons who pay a local rate ought to have some control in making it; the amount ought to be known and accounted for; and in all disputed cases, a disinterested judge should be nominated to decide between the parties, without having recourse to expensive and protracted law-suits. It may be worthy of consideration whether accounts should not be moved for, to ascertain what sums have been levied, and how expended. I have much reason to believe that exaggerated and incorrect notions exist, unfavourable to the Commissioners, owing to the complete secrecy of their acts, and the great power they possess.

Mr. *Edmund Warne*, called in; and Examined.

Mr.  
*Edmund Warne.*

2335. YOU have some statement to make to the Committee?—Yes.

2336. What is your occupation?—I am surveyor of pavements of St. Anne's, Westminster. The churchwardens and overseers received a letter from the Chairman of this Committee, desiring, if they had any statement to make respecting the sewers, that they would make it to the Committee. I have examined the sewers, and I beg to present my Report on the state of the Sewers.

[*The same was delivered in and read, as follows:*]

#### SEWERS in the Parish of *St. Anne, Westminster.*

THE forming a new sewer last year in Oxford-street, from Rathbone-place, to connect with the sewer in Crown-street, proves the propriety of continuing the same in the remaining part of Oxford-street (abutting on the parish), where a small sewer or drain is the only means of carrying the water off in that part: at the Black Horse, corner of Dean-street, the water is obliged to be pumped up, to the great annoyance of the neighbourhood.

There is no sewer of any size in Dean-street from Oxford-street to Tichfield-street, from Carlisle-street to Richmond-buildings, from Compton-street to King-street, and in Macclesfield-street, with the exception of one at George-yard.

Tichfield-street, Chapel-street, Wardour-street, from Edward-street to Meard's-court, Sutton-street, Queen-street, Frith and Greek-streets, south of Compton-street, King-street, except a small part at the north-east end, part of Grafton-street, part of Lisle-street, Little Newport-street, from Gerrard-street to Castle-street, and part of Cranbourn-street have no proper sewer.

The formation of a good sewer in Dean-street, from Oxford-street to Gerrard-street, communicating with the large sewer in Princes-street, and branches to the smaller streets east and west of Dean-street, is requisite to drain that part of the parish in a proper manner.

The greatest inconvenience of a deficiency of good sewers in the parish is sustained by the inhabitants of the south end of Grafton-street and Little Newport-street. The inhabitants



tants of Little Newport-street depend upon a drain in Newport-court, which from the quantity of rats, drawn to that part by the butchers' shops, injuring and stopping the private drains, cause a great expense and considerable disagreements at the time cleansing and repairing the same is requisite to be done, before the junction with the public drain in Newport-court.

The forming a good sewer from King-street down Nassau-street and the whole length of Little Newport-street, to join the sewer in Castle-street, with a branch to the end of Grafton-street, would remedy all the defects complained of.

30 May 1834.

Edmund Warne,  
Surveyor of the Pavements, St. Anne, Westminster.

Mr.  
Edmund Warne.

3 July 1834.

*Lunæ, 7<sup>o</sup> die Julii, 1834.*

## HENRY GEORGE WARD, ESQ., IN THE CHAIR.

Mr. John Martin, called in; and Examined.

2337. WHERE do you reside?—No. 30, Allsop-terrace, New-road.

2338. What are you?—A painter.

2339. You, I believe, are the author of a plan for improving the sewage of the metropolis?—Yes.

2340. Will you be so good as to explain it to the Committee?—It is fully explained in the following work, which I beg to submit to the Committee.

[*The following Work was then put in :*]

“ A PLAN for Improving the Air and Water of the Metropolis by preventing the Sewage being conveyed into the Thames, thereby preserving not only the purity of the Air, but the purity of the Water, and likewise for Manure and Agricultural purposes; by *John Martin*.

“ THE objects of the following plan are; first, to materially improve the drainage of the metropolis; secondly, to prevent the sewage being thrown into the river, and to preserve in its pure state the water which the inhabitants are necessitated to use; thirdly, to prevent the pollution of the atmosphere by the exhalations from the river and the open mouths of the drains; and fourthly, to save and apply to a useful purpose the valuable manure which is at present wasted by being conveyed into the river. To effect these objects, I propose that a receptacle should be formed at Bayswater, on the north side of the Uxbridge-road, for the purpose of receiving the drainage of Kilburn, part of Paddington, Bayswater, &c. &c., leaving the water of the Serpentine, which now acts as an open common sewer to those parts, in that pure and consequently healthful state which ought never to be overlooked in ornamental waters, and which was intended by the original designer of Kensington Gardens and Hyde Park.

“ It is, indeed, a scandal upon the greatest metropolis in the world, that the only place near it in which the public can bathe is an open drain to a populous district, the filthy bed of which, when disturbed by even a single bather, causes the most unwholesome and disgusting effluvia imaginable. If my plan, ‘for supplying London with water from the River Colne,’ should be adopted, not only could the stagnant waters in the parks be put in motion, but public bathing places could be erected, at very small expense, in the manner shown in that plan.

“ King’s Scholar’s Pond sewer, which receives the sewage of the major part of London west of Regent-street, could be turned into the Ranelagh sewer, and they would then empty themselves into one receptacle near the bank, instead of into the river as at present; but as this last must necessarily be larger, and, consequently, more expensive, besides the additional cost of forming a connexion between the two sewers, I think it would be preferable to make a receptacle above Vauxhall Bridge, on purpose to receive King’s Scholars’ Pond sewer, as it would be considerably cheaper. The foregoing is only for the western extremity of London. For the body of the city, I propose that a grand sewer be formed, to commence with the bottom of College-street, Westminster, running parallel with the bank of the river, and receiving all the minor drainage in its course, according

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to my plan, published in 1828. This grand sewer should be constructed of iron, the base to be on the same level with the shore, and following the inclination of the river about seven inches to the mile; the top forming a quay, which should be two feet above the highest possible tide, so as to secure those houses from being inundated where the banks are now so low as to be subject to it; it should also gradually increase in width, as it continues its course towards the Tower, where it should turn off, using the moat, if permitted; but in the event of that not being allowed, passing round the moat behind the London Dock, along Ratcliff Highway, Brook-street, and the intermediate streets, to the first convenient space near the Regent's Canal, where the grand receptacle should be from which the soil should be conveyed to barges, and transmitted by the canals to various parts of the country.

"For the south side of the river the same plan should be adopted, commencing near Vauxhall Bridge, passing along the bank of the river to about Pickle-herring Stairs, then branching off through Rotherhithe to any convenient spot adjoining the Grand Surrey Canal, where the grand receptacle for the south side should be constructed on the same plan and for the same purpose as that on the Regent's Canal on the north.

"It has been objected to by some, that in time of unusual flood these great sewers would be liable to burst. To prevent the possibility of such a casualty, there must be a flood-gate, nearly six feet in length, at the upper part of the wall, towards the river, opposite the end of each great drain; so that if the sewage should rise ever so high, it would at once escape into the river. To afford facility for cleansing the drain, there should be large flood-gates, to the depth of the sewer, to be opened when necessary.

"As it is found necessary that men should go down into the drains to see that there is no obstruction, and as these main sewers would be so deep that it would be impossible for them to wade through the sewage, it would be requisite to have a light iron gallery about three feet wide and six feet and a half from the top of the drain, to be supported on one side by the wall towards the river, and on the other suspended from the roof by light iron bars. The man could pass along that gallery, carrying a safety-lamp to see and remove any obstruction that might accidentally have occurred in the drain. The entrance to this gallery should be through the smaller flood-gates above-mentioned, which should be left open whilst the man is in the sewer to admit some portion of light and air.

"As far as these sewers would run along the river, it is obvious how much the houses on its banks would be augmented, not only in health and beauty, but in utility. As a further improvement, I should therefore recommend, that where there is anything disagreeable and unsightly, such as a coal wharf, &c., a colonnade or arcade should be erected upon the quay, with a flight of steps leading up to the top. Thus the quay would be continued above as well as below, and double space, with greatly increased beauty, would be gained.

"Respecting the cost, supposing the sewers to be constructed on the best and most durable method, of iron caissons, on Mr. Deoble's principle, I have obtained the following estimate from the agent to the patentees:

" 'I have supposed the sides of sewer to be constructed of the iron caissons, the bottom paved with brick, and the top arched with sheet-iron, with sufficient wrought-iron ribs, considering the internal dimensions of the sewer to be about on an average 20 feet wide and 20 feet high. Estimate 60,000 *l.* per mile, including sewer, pier, or quay, strong quay wall of cast-iron towards the river, &c. &c.'

"As the whole length of my line would be within seven miles and a half, namely, four miles and about 200 yards on the left bank, and three miles and a quarter on the right, the cost of the whole of this grand work would be even less than one of our bridges.

"I can give but a very imperfect description of the details of this plan without the assistance of diagrams, but these I shall be most happy to show to any person who may be desirous of seeing them. The following, however, is a slight explanation: The depth of the great covered sewer at the commencement, about Westminster Bridge, would be 12 feet from the highest water-mark known, to the base of the sewer; the inclination should be 12 inches in the mile (the ordinary run of rivers is about three inches in the mile), as far as where it turns away from the river, passing behind the Tower and docks; from this part to Shadwell, a distance of about a mile, the fall should be increased to 18 inches, since there are more turns than in the course for the first three miles; the depth at the mouth of the drain



drain would therefore only be  $16\frac{1}{2}$  feet from the top to the base; and as the highest tide known at this part is only 32 feet above low-water mark, the bottom of the drain is 16 feet above low-water.

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“The grand receptacle at the end of this great covered sewer should be 20 yards deep and 100 yards square, with a division down the centre, separating it into two compartments, each 50 yards in width, with a flood-gate at the inner angle of each compartment for the sewage to run in at; and at the opposite extremity, within about 13 feet of the top, there should be an iron grating five feet wide by 50 yards long, through which the lighter and thinner parts of the sewage would rise; the heavier and grosser parts would sink to the bottom, and gradually fill up the base of the drain; when the gate should be closed, and the one leading into the second division of the receptacle opened. At the extremity of the receptacle, between the two compartments, there should be an engine to raise the manure into barges, and also to pump the water in case of extraordinary tide; in this way the expense of an extra receptacle for the water accumulating whilst the tide is up would be saved; this, however, would only be required in spring-tide. The receptacle would be so firmly built, and covered with a roof of wrought-iron, supported by cast-iron pillars, that a road could be made over it; or it might be built upon, and thus no room would be lost; and that a particle of smell might not be allowed to escape, there should be a communication for the foul air to pass from the receptacle to the fire of the engine, which would then completely consume it.

“This manner of preserving the manure, and the river from pollution, should be adopted in every town or village throughout the country.

“The manure should be taken from the receptacle up the canal to the whole length, or river as far as navigable, in covered boats, and deposited in places prepared for the purpose, about six or eight miles apart; and wherever there is any place retiring from the canal or river, a slight railway should be projected, branching in directions suited to the situation of the country, of course following the flats and levels as much as possible, so that the farmer shall not have to go more than three or four miles for manure. By these means the capability of transporting the manure and returning the produce would be immensely increased, and done at infinitely smaller expense; for one horse will do as much by canal as 30 can by the common road, as Dr. Arnott observes in his admirable ‘Elements of Physics;’ and for the railways, I mean simply such slight wooden ones as are used for conveying the coals to the ships, which would be much cheaper than the common road, and kept up at considerably less expense. The places for depositing the manure should never be chosen near any populous district, since such spots could produce a sufficiency for the use of the immediate vicinity.

“Where there is no canal or navigable river, a railway should be made in the most convenient level place for the advantage of the interior; by these means the poor, and at present unproductive lands, would be rendered rich and fertile, and they would very shortly in the produce return more than the amount expended in forming the drains and receptacles.

“The principle of saving the manure has been ably advocated in that most useful publication, the ‘Gardeners’ Magazine;’ but I must, in justice to myself, take this opportunity of correcting an error of the conductor respecting the priority of Mr. Ainger’s plan for ‘preserving the purity of the water of the Thames,’ by constructing covered drains along the sides of the river to receive the minor drainage. At the time Mr. Ainger published his plan, 1830, he was not, I feel assured, aware that I had anticipated him, my first plan having been published in 1828, and my additional improvements in the following year. I confess that I felt extreme pleasure at the time on hearing that a practical man, so deservedly well known for his talent as Mr. Ainger, had the same ideas on the subject as I had myself, since it implied that he would have given his support to my proposition if it had been known to him. But I do not consider the principal merit of my plan to consist in merely preserving the river from pollution by means of these lines of sewer, but in saving the manure, which is of the most valuable quality. The means employed in Flanders and France for collecting the fertilizing products which compose it, both in a desiccated and in a liquid state, are fully detailed in the ‘Journal des Connaissances Usuelles,’ and from the accounts there given by experienced agriculturists, it appears that the extraordinary fertility which results is not equalled by any known manure. It is obvious, therefore, that this would prove a source of vast wealth if properly regulated, and as the demand would be immediate and



Mr. John Martin. unceasing, it would be highly advantageous to any persons who would speculate forming a company or companies for the purpose of farming the manure, as the farmers, instead of procuring at great expense the rubbish they are now necessitated to use, would at once proceed to the readiest, best and most plentiful supply; consequently the returns would be great and without delay.

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“It is scarcely necessary for me to offer any new arguments, as we already know that no land, however rich the soil may be, can continue to yield plentiful crops, unless it is constantly invigorated by artificial means; the throwing away of this manure is therefore a serious loss to the country, and one which, as it cannot be recovered, should be prohibited without delay; for if the largest portion of the richest manure is thrown away, where is the supply for keeping up the produce of the land to come from? Do not the Chinese, the Japanese, the Tuscans, Flemings and the French, most scrupulously save every particle of manure, in order to provide for the wants of their densely-populated countries, which they could only do by increasing the produce of the land by such means? Does it not then show the most shameful ignorance, that a country, boasting itself ‘second to none,’ should not only cast away its real wealth, namely, the means of producing that which is actually useful and necessary, but that in doing so, it should cause an additional waste, by rendering a great part of the water of the metropolis unfit for use? Is it not probable that a too ignorant waste of manure has caused the richest and most fertile countries, such as Egypt, Assyria, the Holy Land, the South of Italy, &c. to become barren, as they now are? But it is not necessary to go so far; we need only ask the farmer at home whether his fields would continue to yield without manure; and what would be his answer? No, most certainly. This, I should think, must be quite sufficient to show the necessity of putting some plan into execution, that will at the same time that it saves the manure, correct the drainage of the towns, &c. Hot lime should be mixed with the manure to render it fit for immediate use, and to take off the offensive smell. Lime is well known to be most useful in itself as a manure; but here it would be doubly so, in destroying every description of insects and animalculæ, which wing blight and contagion over the land. These animalculæ, when killed by the lime, would greatly increase the richness of the manure, as they invariably have their existence in the best and richest parts of the material, which would otherwise help to supply the wants of man. We know that all animals when dead become masses of pestilential corruption, filled with insects, which, having gradually consumed the substance, go off and poison the atmosphere in every direction; but this would be effectually prevented, and the body become available manure by being thrown into lime. No manure should be allowed to lie in heaps in any part of the country, nor should any be spread over the fields without being previously mixed with its due proportion of lime. It appears to me rational to suppose that one of the reasons why the spring and autumn are unhealthy is the spreading the manure, customary at those periods of the year, and the consequent pollution to the atmosphere, by the animalcula generated in it. As a proof of the distance that the miasmata travel perceptibly to the senses, I may mention, that while walking in the country a short time since with my sons, we perceived a very disagreeable smell, but could not discover from what it proceeded; we continued our walk for about a mile further in the same direction, when we reached a small field on which manure had been spread about a day or two before, and at once found that the annoyance had arisen from it. To prevent such a really dangerous nuisance as this, the enforcing by law the mixing of lime with the manure would be conferring a lasting benefit on the whole community.

“For the unwholesome state of the water, owing to the sewage, I beg to refer to the following extracts from the evidence before the Committee of the House of Commons, dated April 1828, and to the whole of that evidence, which most strongly show the necessity of preventing the mischief.

“ ‘From Mr. Beare’s Statement.

“ ‘A slender portion of common sense, however, authorizes me to affirm, that a stream which receives daily the evacuation of a million of human beings, of many thousand animals, with all the filth and refuse of the various offensive manufactories, which of necessity must be carried on in one of the most populous cities of Europe, cannot require to be analyzed, except by a lunatic, to determine whether it ought to be pumped up as a beverage for the inhabitants of the metropolis of the British empire. The question which you will decide is, not whether a few grains of

of



of this immeasurable filth can by chemical process be extracted from a bottle of water taken here or there, and subjected to the process of a tea-kettle' laboratory, but whether, without any process at all, this stream, palpably known to contain all this mass of filth, should continue to be supplied.'

Mr. John Martin.

7 July 1834.

“ ‘From the Evidence of Mr. *Goldham*.

“ ‘I was yeoman of the market (Billingsgate) 25 years ago, and at that time there were 400 fishermen each having a boat and a boy, fishing above and below London Bridge, and now there are not 200 men engaged in this fishery, and many of them are selling off their nets and boats.’

“ ‘From the Statement of Mr. *William Lambe*.

“ ‘It is the putrescent matter which is the most obnoxious principle of common water. It is a matter of common experience, that water, according to its different qualities, affects the stomach with a peculiar feeling, which we call weight.’

“ ‘From Mr. *J. Wright*'s Memoirs.

“ ‘So far back as the year 1535, an Act was passed in the reign of Henry the Eighth, in which it was enacted, ‘That if any person or persons do or procure anything to be done in the annoying of the stream of the River Thames, by casting of dung or rubbish or other thing in the said river, he shall forfeit for so offending 100 s.’ But this was not considered enough: ‘If any person or persons, in great rains, sweep their soilage or filth off their houses into the channels, and the same afterwards is conveyed into the Thames, every person so offending shall forfeit for every such offence 1 s. 8 d.’—(P. 147.)

“ For further information, see ‘the Reports of the Commissioners appointed by His Majesty to inquire into the state of the supply of Water in the Metropolis, dated 21 April 1828;’ particularly the evidence of Mr. W. C. Mylne, Dr. Paris, Dr. J. Johnson, Mr. J. Luckie, Dr. Kerrison, Dr. Yates, Dr. Somerville, Dr. Hooper, Mr. Armstrong, Mr. Brodie, Dr. Harrison, Dr. F. Hoffman, Dr. W. Lambe. Also to Mr. Ainger's plan, before alluded to, in which he most forcibly points out the horrible state of the river, and necessity for alteration.

“ The cause of my altering my original plan, alluded to as having been published five years ago, of erecting a line of quay raised on pillars with the sewer passing underneath, is the change that will be made in the river by the removal of Old London Bridge, which I firmly believe to have been intended by the builders to serve the double purpose of bridge and backwater; and that their presumed motives in this were most sound will very soon be proved, for it can now scarcely be doubted, that when the bridge is completely removed, the water will be so low at ebb-tide as to expose a large portion of the bed of the river, the exhalations from which will be so injurious to the health of the metropolis that the consequences are dreadful to contemplate; the supposed injury to the bridges, from the increased rapidity wearing the bed of the river, and the injury done to the traffic, will be immense.

“ To prevent these ill consequences, I would suggest that a strong weir or breast-work be thrown across the river above the Tower. This weir should be as high as the common high tide, with large locks for ships and barges in the centre, and small locks or inclined planes at the sides for small boats.

“ It is now evident what an enormous power would be gained for working machinery in the water, the whole weight of the Thames that would flow over the weir, and this must be taken into consideration as one of the greatest advantages that would accrue from putting it into execution. By these means the Thames would become a beautiful calm sheet of water, navigable at all times, up to Teddington, and would also serve as an admirable dock.

“ Before leaving this subject I will mention another nuisance connected with the drains, that might be corrected at very small expense, whether the foregoing Plans be adopted or not: I allude to the gullies in the streets; the smell arising through which, especially in certain states of the atmosphere, is almost enough to create a pestilence; and is at any rate a vast annoyance to those who reside near them. These sinks should be so constructed as to prevent this nuisance, and also to prevent the stones, grit, and other rubbish from falling into the drains, to their great injury; for, in course of time, they will become choked, and the expense of cleansing them will be immense. I have contrived a trap that will effectually



Mr. John Martin.

7 July 1834.

obviate these evils ; that could not be choked ; would be equally good in either wet or dry weather, (in these points, and in the simplicity, the superiority over the old trap consists) ; and would moreover be so cheap, that it would not cost more than 5 s. for each large house, and 2 s. 6 d. for the smaller. This trap is simply a square cast-iron box, open at the top, on which the grating that exists at present should be placed ; there should also be an opening two-thirds down one side, against which a wooden flap would be suspended from the edge of the square grating at the top, and the bottom of this flap should rest on the outer edge of the opening below : by these means the smell from below would be shut out, the water from above would run freely into the drain, and the heavy substance, grit, &c. would fall into the bottom of the box, which might be removed at intervals by the street cleansers. It will at once be perceived that a trap on this construction would act both in wet and dry weather ; whereas the one that is now occasionally used acts only during the prevalence of wet, and when dry the effluvium is horrible. The necessity for adopting some simple plan like the foregoing is fully borne out by the fact, that in Edinburgh the old imperfect trap has been universally adopted ; the evils of its choking, with the consequent trouble and expense of frequent cleansing being considered trifling when compared with its utility.

“ For the ventilation of drains, I recommend that they should be open at the lower end, and that a fire be made at the opposite extremity, supplied with no air but that which would proceed from the drain. The fire of a brewhouse, or furnace of any description, in the vicinity, would answer the end, and have the advantage of saving the expense of making them for the purpose. Thus not only would the bad air be drawn from the drains, but by passing through the fire it would become so purified as not to injure the external atmosphere.

“ 30, Allsop Terrace, New Road, }  
April 1832.”

“ John Martin.”

[The following Estimate was then put in :]

“ ESTIMATE for proposed Reservoir at Bayswater, 60 feet square, 16 feet deep.

“ The sides to be formed of cast-iron piles, driven in 10 feet apart, between which will be dove-tailed cast-iron planking ; the top to be formed of hollow beams of iron, with cast-iron planking ; the bottom paved with brick laid flat, and the roof to be supported by one row of cast-iron pillars - - - £.1,125

“ 3, Furnival's Inn, London, }  
13 May 1833.”

“ Richard Dixon.”

I have likewise suggested an improved plan for the gulleys to prevent the smell from escaping, and also to protect the drains from injury from stones and other rubbish which is liable to get in, and at so small an expense, that it might be adopted immediately. And as to the ventilation of the drains, when that is so done, some have objected to it on account of the foul air that accumulates in the drain ; but I conceive that this might be removed by a furnace applied to the higher end of the principal sewer, which would have the effect of creating a current of air throughout the whole sewer.

2341. Are you aware that this plan has been suggested by the medical men who have been examined before the Committee ?—Not at all ; I submitted a similar principle to the public about six or seven years ago, relative to the ventilation of coal-mines, and I now wish to apply it to the sewers.

2342. Are you aware that this plan has ever been applied to any mines ?—No, not that I have ever been acquainted with.

2343. It has never been practically applied, to your knowledge ?—No ; it is admitted by men of science to be a true principle.

2344. Now you say, with regard to the Bayswater sewer, you have a plan to suggest ?—I have suggested the application of my general plan to the water in Kensington Gardens in the first instance, where I think a trial might be made at a comparatively small expense, which would have the effect of purifying that water.

Mr. George Burgess, called in ; and Examined.

Mr.  
George Burgess.

2345. WHERE do you reside ?—7, Sussex-street.

2346. You have signified your wish to make some communication connected with the sewers to the Committee ?—My object is simply to introduce a new system of



of collecting the manure of the country, to prevent the accumulation of soil in the sewers. To effect this it would be necessary to make some alterations in the general law relating to sewers. The first step requisite will be to enable the Commissioners to enter houses for the purpose of taking away the accumulation of night soil. The next step will be, after it is collected, to establish various depôts in the country, where the night soil may be sold, either in its liquid or dry state, but that is matter of subsequent consideration. In the case where houses have a communication with the sewers, it will be requisite to levy a tax upon water-closets, on the ground that for the gratification of mere luxury infinite injury is done both to the towns and to the country by, in the one case permitting the soil to go into the sewers, and in the other not permitting it to go on the land; such a tax has an advantage which no other tax ever possessed; it is equitable in principle, it is easy of collection, it can never be evaded; it will always do a benefit to the country either in one point or another, for if the water-closets increase, the taxes increase; if they diminish, the manure increases; and if manure increases, the fertility of the soil increases; and if the fertility of the soil increases, produce increases, or such other benefits will arise as depend upon the greater quantity, better quality and less prices of food: for it will be found that this country, whose soil is equal to that of any part of Europe, is quite competent to feed double the number of its present population; since, by the means of such manure alone, you will bring into cultivation the 25 millions of uncultivated acres, and another 25 millions of partly cultivated acres, whose aggregate amount exceeds the 42 millions of acres already cultivated to the utmost. As regards the value of this manure, it is only necessary to appeal to the evidence of men such as Sir Humphrey Davy, Sir John Sinclair and others, all of whom have testified to its superiority; and all have equally expressed their regret that foolish prejudices alone, on the part of the most wise people on the earth, have prevented them from taking advantage of the powers the country possesses, to enrich at once the higher orders and to fatten the lower ones. In support of the above assertion, I beg leave to read the following extract from "A Treatise on Soils and Manures, by a Practical Agriculturist; London, 1818;" published by Cadell & Davies, and dedicated to the late Mr. Curwen:

Mr.  
George Burgess.

7 July 1834.

"Night-soil, whether recent or fermented, is a very powerful manure; saw-dust is a good vehicle for it. Its smell may be destroyed by mixing it with quick lime. Exposed to the air in thin layers it quickly dries and is easily pulverized, and may be used in the manner of rapeseed. The Chinese mix it with one-third of its weight of marl (or other earth), make it into cakes and dry it in the sun and sell it. It may be used for top-dressing for wheat in the spring of the year, and for all kinds of spring corn, young clovers and green crops, and one hogshead, equal to one quarter of a ton, will do for an acre. It is superior to the dung of pigeons, horses or sheep, but its effects are not so permanent. No other manure can compete with it for the first year after its application; in the second year its powers are much diminished, and in the third year disappear; much, however, depends on the depth of the soil. It is well calculated for speedily restoring or enriching land, or for forcing great crops without detriment to the land, if the latter be deep enough for tillage and sufficiently strong in body. A shallow depth of mould requires earth rather than manure (and that may be given by the sweepings of the streets); night-soil dried loses much of its efficacy, but it gains by a greater facility to be transported, in consequence of its less bulk. The above is also completely borne out by what Sir J. Sinclair has stated in his Code of Agriculture, page 201.

"The mode in which I propose to procure the manure is, by emptying the cess-pools at present existing, and after emptying them to close them up, and to substitute for their present conveniences boxes of earthenware, guarded by wood, for this purpose, that as the uric acid will corrode both iron and wood, and will not corrode the surface of glazed pottery. The soil may be collected with facility and carried with little chance of breakage, inasmuch as the wood will be a protection to the earthenware, and that such boxes so formed may be sent through the country by means of canal, or by carts specially formed to receive them where canals or railroads are wanting, or by sea; and with this advantage also, that when emptied they will become quite as clean as when they were first manufactured, and may be used for the conveyance of any goods, liquid or otherwise, as back carriage.

"As regards the difficulty of carrying this plan into operation, the chief rests in the nuisance, arising in the first place from emptying the cesspool; and in the second,



Mr.  
*George Burgess.*

7 July 1834.

in carrying the boxes through the house ; but in both cases the objection is in fact trifling, because the inconvenience arising from emptying the cesspool may be corrected by the use of quick-lime ; and even where that is inefficient the objection would only lie with regard to the first emptying ; and as regards the nuisance, the boxes might be easily so contrived as to be carried out of the house, and giving no more smell than a barrel of beer does, or not so much, for they might be made air-tight.

“ It is deemed necessary to enter thus far into the question, in order to prove the justice of laying a tax on the water closet, which, as has been before remarked, are disadvantageous on the double ground of tending, first, to fill up the sewers, and secondly, as cutting off the supply of manure. In the former case, the parties or the house so furnished with the water-closet ought to pay, because it is an article of luxury ; in the second, it ought to pay because it prevents the country from the enjoyment of a positive benefit. And as regards the sewers, it would indeed be advisable that no cesspools should be permitted to have any communication with the sewers, because it is by such communication that the great proportion of the inconveniences produced from the increase of soil in the sewers would be obviated. In every way, therefore, some step must be taken to prevent the accumulation of soil, and that can best be done by stopping up all communications between the filling and the filled points. Any other means of altering the sewers can only be completely effected by one of two methods, either by more frequently emptying them, or, which is obvious, by doing that which, under the present state of the metropolis is impossible, and that is, by giving the sewers a greater inclination than they already possess. But even the plan of opening them is useless, because the soil you obtain from them is so saturated either with water, or mixed up with road-drift, as to become of little or no value in the shape of manure. By certain calculations which I have made, it can be shown that an annual income would accrue to the State of one million sterling, partly through the sale of the manure, and partly through the operation of assessments made upon houses, and through other steps requisite to be taken in conjunction with the plan thus partially developed ; and that such an income must eventually proceed on an increasing ratio, as the price of the manure will increase in the ratio of the greater demand for it and the less supply.”

Mr. *Joseph Cuff*, called in ; and Examined.

*Joseph Cuff.*

2347. WHERE do you reside ?—Mount-terrace, London Hospital.

2348. You have some communication to make on this improvement connected with the sewage ?—My object is to point out to the Committee a mode of preventing the stoppages in the main sewers, and to prevent the offence of the sewers. I wish air-traps or stink-traps to be placed at the gully-holes, which will prevent ponderous matter from getting into the mains: the result is, that all the lighter soil from water-closets, and all that does get into it, presuming that it filled a cavity four feet in depth in dry weather, that which was in the sewer four feet would be removed entirely by the first storm of rain that came, so that at no future time would it be necessary to open the main sewers to be cleansed, and consequently, not to interrupt the intercourse or be offensive to the sight of the public at large. It will materially reduce the rates of sewers in cleansing ; I calculate one-half. These propositions I have laid before all the Commissioners of Sewers in London, and only one set of the Commissioners have allowed an investigation, the others have refused to allow me to be heard. The principle I propose has been in operation seven years in the Tower Hamlets ; the Pavement Trust have a power over the gully-holes in that district and in no other district in London they have, and therefore we can do it there although the Commissioners of Sewers oppose us. His Majesty has had it done in St. James's Park upon the self-same principle, and in other districts that has been taken up. I believe Westminster has done it, but they have not done it all in my way ; and in the city they have done it, but the expense is enormous in the way they have done it. In the present week nine of these traps will be laid down in Whitechapel-road, on precisely my principle, by the Commissioners of Pavement. The Tower Hamlet Commissioners of Sewers refused to have them put down. There is about 100 feet down now in the Tower Hamlets.



*Mercurii, 25<sup>o</sup> die Junii, 1834.*

BENJAMIN HAWES, ESQUIRE, IN THE CHAIR.

Mr. *Edward Vigors*, called in; and Examined.

2349. YOU have some explanation to make with reference to the statement you made when you were formerly examined, respecting the cost, and the sum paid for the constructing a private drain; will you state what additional matter you have to the Committee?—I made that statement in support of an allegation contained in the petition presented to this House, which petition contained a statement that the Commissioners of Sewers charged considerably more for the construction of their sewers than the parties would have paid had they been allowed to employ their own bricklayer. In support of that allegation, Mr. Fearon had applied to a Mr. David Sangster, of Kennington-lane, who gave me the statement which I now hold in my hand, in his own handwriting, and it was to the effect that I then stated.

Mr.  
*Edward Vigors.*  
25 June 1834.

2350. Be so good as to restate, as shortly as you can, the charge you made against the Commissioners of Sewers?—That Mr. Sangster had paid to a bricklayer for laying him 115 feet of drain 13*l.* 19*s.*, and that he had paid for the laying, on a continuation of the same drain, 23 feet, 9*l.* 16*s.*; it was upon that authority that I made the statement.

2351. Give the Committee the date of the transaction?—July 1829.

2352. Will you state why Mr. Sangster is not here?—He is obliged to go into the country; but the following letter will show his readiness to prove the truth of what I have stated:

Mr. *John Ashley*, called in; and Examined.

2353. DID Mr. Sangster apply to you to execute a drain for him in July 1829?—Yes.

Mr. *John Ashley.*

2354. Will you state the particulars of the application, and what was the result?—The application was made through his surveyor, a Mr. Sibley, of Leadenhall-street. I attended a meeting that was appointed by Mr. Sibley, to take the length and the instructions for the making this drain, from a cesspool in Mr. Sangster's premises to the sewer in the high road.

2355. Did you undertake to build that drain?—Yes.

2356. Will you state the particulars of the contract entered into between Mr. Sangster and yourself for that purpose?—I have it with me:

“ Kennington-green, 6 July 1829.

“ I hereby agree to excavate the ground, and build a barrel-drain, 15 inches diameter, from a cesspool in the yard at the back of Mr. Sangster's house in Kennington-lane, to the boundary-wall of the garden in front of the road; to fill in over the drain, and relay such of the stone paving in the yard as may be removed from the said drain, and to clear away all the waste earth. The length of drain from cesspool to wall is 115 feet, with 23 feet in length from the side wall to the sewer in the high road; the above works to be done in the best manner, for the sum of 23*l.* 15*s.*; the average depth of digging six feet six inches.

“ I am, Sir,

“ To G. Sibley, Esq.,  
Leadenhall-street.” }

“ Your most obedient Servant,  
(signed) “ *John Ashley.*”

“ *Postscript.*—The sum paid for the 23 feet of drainage in road, with the surveyor's fee for the same, is 9*l.* 16*s.*”

2357. That is the contract which you made with Mr. Sangster for building the drain in question?—Yes.

2358. Did you build a drain also 23 feet in length for Mr. Sangster?—No.

2359. What is meant by this note in the contract, “ The sum paid for 23 feet



Mr. John Ashley.

25 June 1834.

of drain in road is 9 *l.* 16 *s.*, with the surveyor's fee."—That is the sum paid to the Receiver-general of Sewers. That is from the boundary-wall of Mr. Sangster's premises to the sewer in the high road, inasmuch as the sewer in the high road is made by the Commissioners of Sewers when application is made by the bricklayer.

2360. Who paid this sum of 9 *l.* 16 *s.*?—I paid it.

2361. To whom did you pay it?—I paid it to the office in Bermondsey-street, but to whom I cannot say.

2362. For what did you pay the 9 *l.* 16 *s.*?—That sum of 9 *l.* 16 *s.* includes a fee that I have paid to Mr. Gwilt, though I charge that in one sum to my employers; that sum includes the fee paid to the surveyor to whom I make the application.

2363. What is the amount of that fee?—Half-a-guinea, I think; I am not quite certain as to that: I think it was two half guineas that have been paid.

2364. Then, if the Committee deducts half-a-guinea from 9 *l.* 16 *s.*, will that leave the sum paid for the work?—Yes.

2365. And that you now state you paid yourself to the office of the Commissioners of Sewers?—I cannot exactly charge my memory with the circumstance, either my father or myself; we were both engaged in the business: it possibly might have occurred that I was otherwise engaged, and my father might have gone down and paid the money.

2366. To the best of your knowledge and belief, either your father or yourself paid the money?—Yes.

2367. Whoever paid the money, did they ask for a receipt and acknowledgment of any sort or kind?—Not any.

2368. Did you receive any note or acknowledgment from the Commissioners of Sewers, then or afterwards, acknowledging the receipt of money for work done?—No.

2369. What was the thickness of the 115 feet of drain for which you had received the sum of 23 *l.* 15 *s.* from Mr. Sangster?—Half a brick, which is four inches and a half.

2370. Is it not customary for the Commissioners of Sewers, or for the clerks in their office, to give some note or acknowledgment for money received?—I never received any myself, to the best of my recollection.

Mr. Joseph Gwilt, called in, and Examined.

Mr. Joseph Gwilt.

2371. IT has been stated, Mr. Gwilt, that in some time of the month of July 1829, Mr. Ashley paid into the office of the Commissioners of Sewers the sum of 9 *l.* 16 *s.* for 23 feet of drain for Mr. Sangster of Kennington-lane; will you refer to your books, and see whether such a sum was so paid?—Here is the application of Mr. Ashley on behalf of Mr. Sangster:

" Sir,

" Being desirous of making a barrel-drain, 15 inches diameter, from the back premises of Mr. Sangster, in Kennington-lane, Vauxhall, into the sewer in the high road, I request you will be pleased to take a survey of the premises and make an estimate of the expense attending the performance of the necessary works for attaining the object, and I propose to conform to the regulations prescribed by the Commissioners of Sewers relating to drains into the said sewer, in case such drainage shall be permitted to be made.

" To Mr. Joseph Gwilt, Surveyor to the  
Commissioners of Sewers for Surrey  
and Kent."

" I am, Sir,  
" Your obedient servant,  
" John Ashley."

Upon which I surveyed the premises, and submitted the following Report to the Commissioners of Sewers:

" Sewers, Surrey and Kent.

" Gentlemen,

" I have surveyed the situation for a drain, mentioned in the annexed application, made by Mr. John Ashley for Mr. Sangster, of Kennington-lane, and I see no objection to a compliance with the prayer of the petition, on Mr. John Ashley paying a sum of 4 *l.* 8 *s.* 6 *d.* for 24 feet of 15-inch 9-inch gun-barrel drain, to be made under the public way.

" Dated 20th July 1829.  
" To the Commissioners of Sewers."

" I remain, Gentlemen,  
" Your obedient servant,  
" Joseph Gwilt."

The



The court held, at which that Report was made, was some time between 20th July and 25th July, and at such court leave was granted, as prayed for by Mr. Ashley. Mr. Ashley then applied to my office, understanding that leave was granted, for a notice to the expeditor, then Mr. Gaitskill, authorizing him to pay in the sum of 4*l.* 8*s.* 6*d.* Now, Sir, I have not that document; of course it goes away from me; it is the expeditor's authority to receive the money. Mr. Ashley came to me; I gave him my certificate that he might pay the money, and I keep a marginal copy of it which I here exhibit, therefore Mr. Gaitskill has got the corresponding coupon to this cheque. On 25th July it appears that sum so certified by me of 4*l.* 8*s.* 6*d.* was paid to Mr. Gaitskill, inasmuch as I received from him the following letter, which was my authority for proceeding with the work:

Mr. Joseph Gwilt.

25 June 1834.

“ Sir, “ Bermondsey, 25th July 1829.  
 “ Mr. John Ashley has this day paid the sum of 4 *l.* 8 *s.* 6 *d.* for arching, agree-  
 able to your estimate of this date.

"I am, Sir (for my father),

"Your obedient servant,

"John Gaitskill."

2372. Who brings that note to you?—Mr. Ashley, or his agent; I cannot at this length of time state which it was; very likely it was delivered when I was not in the office; but this is a receipt to the party, which is brought to me, and shows that he has paid the money, and therefore that I am authorized to act under the order of the court, that is, to execute the work.

2373. Then it is customary, on application being made for work to be done, and when the money for such work is paid into the Commissioners' Office, to give a receipt similar to the one now put in?—Invariably. The parties could not get the work done, unless they produced to me such a receipt; I should be executing the work at my own risk if it were not so.

2374. Can you show the Committee any similar receipts to other parties?—  
I have got two others of Mr. Ashley's own.

2375. For work done on other occasions?—Yes; one dated the 6th of May 1829, and one dated the 21st of March 1826; it is the invariable practice.

2376. You have heard that the sum of 9*l.* 16*s.* was paid on this particular occasion, on which your receipt only acknowledges 4*l.* 8*s.* 6*d.*; can you at all explain how this error arose?—I cannot; all I can state is, that no money passes through my hands; that the following is the certificate when the work was done, on which the expeditor paid the person who executed the work:

" Sir, " Sewers, Surrey and Kent, 26 Nov. 1829.

“ I take leave to certify that the works done on the application of Mr. J. Ashley are completed, and that Mr. G. Munday is entitled to the payment for the same, as under, 4 *l.* 8 *s.* 6*d.*

“ To Thomas Gaitskill, Esq.,  
Expenditor-general.”

“ I am Sir, your obedient servant,  
“ *J. Gwilt.*”

2377. This is, of course, one of the vouchers upon which the expeditor-general proves his account before the auditor?—Just so.

2378. And therefore if he had paid more than this, the auditors could not have allowed it in that account?—They could not. I would state further, that the payment to me for the survey, and other trouble about the work, was only half-a-guinea.

Mr. *John Ashley*, recalled; and Examined.

2379. YOU have heard the statement made by Mr. Gwilt?—Yes.

Mr. John Ashley.

2380. Have you any observations to make upon it?—I can observe very little upon it. The entry that I have in my own book I consider is perfectly correct as to the amount of money that is paid ; how the mistake has originated it is impossible for me to say. There appears to be a great difference between us as to the amount. I have an entry in my book also for another drain done, which I should wish Mr. Gwilt to refer to, as he has three or four cases in my name of applications made and sums paid. I have one application, I think, within 50 yards of Mr. Sangster's. I have a copy of it in my own ledger, and I should wish to refer to it, to see whether the entry I have in my book corresponds with what Mr. Gwilt has in his printed form.

0.28.

2381. You



*Mr. John Ashley.* 2381. You want to ascertain whether sums you have formerly paid, correspond with the sums ordered to be paid by the expeditor-general in the way described by Mr. Gwilt?—On the 21st March 1826, I have an entry in my book for money paid to the Commissioners of Sewers for 22 feet of drain, and Mr. Gwilt's fee, 9*l.* 16*s.*

*Mr. Joseph Gwilt*, recalled ; and Examined.

*Mr. Joseph Gwilt.* 2382. HAVE you anything to say in answer to that statement of Mr. Ashley's ? —I have to state that that (so far as my belief goes) could not have been the fact ; the sum paid for that was 8*l.* 16*s.*, according to the following notice :

“ Sir,

“ Bermondsey-street, 21 March 1826.

“ Mr. Ashley has this day paid the sum of 8*l.* 16*s.* for arching, agreeable to your estimate of the 20th instant.

“ I am, Sir, your obedient servant,

“ *Thomas Gaitskill.*”

2383. By whom are those notes then generally brought to you ?—By the parties who apply for the arching, invariably, unless they send a servant.

2384. I observe this note is a printed note, and Mr. Gaitskill's name is printed ; do you know who is in the habit of receiving monies paid in to the Commissioners of Sewers at their office ?—No, I do not, of my own knowledge.

*Mr. John Ashley*, recalled ; and Examined.

*Mr. John Ashley.* 2385. HAVE you any observation to make upon what has been stated by Mr. Gwilt ?—I should wish to observe with respect to the difference, Mr. Gwilt has in his entry the sum of 8*l.* 16*s.* I include in the sum I mentioned of 9*l.* 16*s.*, the fee paid to Mr. Gwilt.

2386. Will you state what was the sum on that occasion you paid for work, and what you paid for the fee to Mr. Gwilt ?—It is impossible for me to bear in mind a circumstance of that sort. I have no doubt but it corresponds with the entry I have read in my ledger at that time. This 9*l.* 16*s.* includes, in all probability, two half-guinea fees paid to Mr. Gwilt, and the 8*l.* 16*s.* for the 22 feet of drain, which is of the same description of drain as that made at Mr. Sangster's.

2387. But supposing two half guineas to have been paid, deducting that from 9*l.* 16*s.* will not make 8*l.* 16*s.* ?—Probably it might have been half a sovereign instead of half a guinea. I cannot charge my memory so as to account for the difference of 1*s.* I have no doubt this entry is correct as to the amount paid for the drain, with the fee paid to Mr. Gwilt at the time.

2388. Have you been in the habit, on former occasions, of paying Mr. Gwilt half a sovereign instead of half a guinea for a fee ?—I think it is likely that I have paid him half a sovereign when I have not had half a guinea, either me or my father.

2389. Can you speak positively on that point ?—I cannot.

2390. Have you had many transactions with Mr. Gwilt as surveyor to the Commissioners ?—I think as many as five or six. In three cases, I think the parties have paid the money themselves. I have applied in their name ; and when the order has been made from Mr. Gwilt, or sent from Mr. Gwilt's office, for the amount that has been handed over to my employer, they have paid the money themselves ; consequently I have no entry in my own book of that sort.

2391. When the parties have paid the sum which Mr. Gwilt certifies to for the construction of the drain, do they or you pay the fee in that case ?—My employer pays both the fee and the sum certified as necessary for the work.

2392. Can you state whether or not, in the majority of cases in which you have had to pay fees to the surveyor, that you have paid either half a sovereign or half a guinea ?—The majority of them I should say would be half a guinea.

2393. If you had paid half a sovereign instead of half a guinea, would he have made any remark, or has he made any remark to you, on those occasions when you have paid him short of his regular fee ?—I have no recollection that he has.



Mr. *Joseph Gwilt*, recalled ; and Examined.

2394. YOU have heard the statement Mr. Ashley has made to account for the discrepancy in the account for the sum paid to the Commissioners of Sewers and the same entry in Mr. Ashley's book on 24th March 1826 ; have you any observations which you wish to make upon it ?—The observation I should wish to make on that is, that the sum of 10 s., alleged as the amount of the fee, will not then agree with the sum in Mr. Ashley's book ; the sum certified was 8 l. 16 s., and that entered in his book is 9 l. 16 s. Now 10 s. added to 8 l. 16 s. will only make 9 l. 6 s., therefore there would be a deficiency of 10 s.

Mr. *Joseph Gwilt*.

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2395. Mr. Ashley stated he paid two fees ?—That, I am quite confident, is incorrect ; and I would undertake to state that such a thing has not occurred. Whatever party comes to my office is always told that he may have a receipt for my fee, if he desires it ; but I should state to you, that if I had taken the guinea, it is what I am authorized to do by the resolutions of the Commissioners. I have never done it upon small drains of this kind, because I have thought it bore heavily upon the public.

2396. Do you mean to say that you have never taken any fee ?—The fee I am entitled to take is one guinea. For all these small drains under 10 l. I never have taken more than 10 s. 6 d. As to the 6 d., I would not excuse it to Mr. Ashley or anybody else.

2397. In point of fact, you only take less than your fee when the work to be done amounts to a sum less than 10 l. ?—Yes.

2398. And then that fee is always 10 s. 6 d. ?—Yes.

2399. Have you any recollection of having received half a guinea on this occasion ?—It would not have been taken.

2400. Are your fees paid into the office of the Commissioners of Sewers ?—No.

2401. Will you explain to the Committee how it happens that 4 l. 8 s. 6 d. is charged for 23 feet of drain of 15 inches diameter, and 8 l. 16 s. is charged and admitted to have been received for 22 feet of barrel drain of the same description ?—It is impossible for me to answer that off-hand, but I apprehend it has arisen from the extra digging in the one case above what occurred in the other.

Mr. *John Ashley*, recalled ; and Examined.

2402. IN order to make a comparison between the estimates for the respective drains in the years 1826 and 1829, it will be necessary to know the thickness, the depth and the dimensions accurately of each ; will you put the Committee in possession, therefore, of the particulars of the drain of 1826 ; first, therefore, what was the thickness ?—I apprehend the thickness of the drain I did myself was in half a brick, the same as that of Mr. Sangster.

Mr. *John Ashley*.

2403. Suppose it had been a whole brick thick, would that account for the difference in the estimate for the two drains ?—Yes.

Mr. *Joseph Gwilt*, recalled ; and Examined.

2404. YOU have heard the remarks Mr. Ashley has made on the respective estimates for two drains, one in 1826 and one in 1829 ; can you inform the Committee why there was that difference in the estimate for drains of the same length ?—The previous one was executed in nine-inch work, and the other in four-inch work.

Mr. *Joseph Gwilt*.

2405. In fact, the substance of the one was double that of the other ?—Just so.

2406. Would that, in your opinion, account for the difference between the sums paid for drains nearly of the same length ?—It would ; but there might be some difference arising from a foot, more or less, of digging in one place above what was found in the other.

2407. Why should that piece of drain be made nine inches, and the other only four, being of the same description, under a public road ?—I cannot state that at this moment ; there may be reasons, no doubt, urging me to it. I would add, also, that a few years ago it was the practice to make all the drains thicker than they are at present made, and that it has been the practice latterly to reduce them in thickness, for the purpose of lessening the charge upon individuals who were the applicants for making them.



Mr. *John Ashley*, recalled ; and Examined.

Mr. *John Ashley*.

25 June 1834.

2408. HAVE you any further observation to make on what has been stated by Mr. Gwilt?—It was possible that I made my estimate that has been before the Committee from a former charge made by Mr. Gwilt for a piece of drain close upon the same spot ; it may so turn out. I have no wish on my own part to bring these gentlemen forward to prove that I have only paid that sum ; though I gave an estimate to Mr. Sangster for the sum of 9 £., it was probably from having paid a similar sum a short time previously, and that I had this estimate upon that sum of money without making the application first to Mr. Gwilt. As the evidence stands, I appear to be bringing a charge against these gentlemen, which I do not wish to do.

Mr. *Joseph Gwilt*, recalled ; and Examined.

Mr. *Joseph Gwilt*.

2409. CAN you state whether the inhabitants of that district have ever complained to you of the defective state and crooked course of the Ephra sewer?—Yes, they have ; but not so much of the defective state and crooked course of it as of the noisome effluvia that is emitted in hot weather.

2410. Does it not run through rather a populous neighbourhood?—No ; I should hardly say it was a populous neighbourhood, compared with other sewers in my district.

2411. Is it not a neighbourhood in which building and population is rather increasing than not?—It is increasing, but not compared with the close parts of Lambeth ; I should not call it populous.

2412. Have the Commissioners ever taken into their consideration the arching over that sewer?—I cannot say that they have ever seriously contemplated the arching of the sewer, but they have repeatedly had reports on the state of it, to which the bar, that I mentioned in my former evidence, by the South London Waterworks, having a gate across it, has been an obstacle. Perhaps the Committee will recollect a section or plan, on a former occasion, that was made in contemplation of our getting rid of the obstructions by the waterworks in the Creek, and the idea of improving the sewage in that district as soon as they were well rid of it. These documents were prepared, and since I attended to give evidence before this Committee this report has been submitted by me to the Commissioners of Sewers.

2413. State what the object of the report is?—It was a report to show the improvements of which the Vauxhall Creek was susceptible, and the better discharge of the water in times of heavy land floods. The report was accompanied with a plan and section, and it was stated in the report that the general line of the bed was not affected with anything that would prevent the delivery of the waters into the Thames ; that it was subject to great and offensive foulness, as to which complaints had constantly been made by many of the inhabitants, and especially by a gentleman of the name of Proctor. The report proposes to raise the banks at those points which are under a high tide, and to improve the bed of it by laying down throughout the whole length a brick invert, as was shown in a section produced to the Commissioners of Sewers. The total length of the work was 4,350 feet, and the estimated charge was 4,800 £. In the scheme it was proposed at those points where the sewer was sharp in its bends to put inside brick walls, besides the invert ; but from the lawn at South Lambeth it was proposed to make side walls the whole way to the Thames. Those were the heads of the report, which I shall be ready to produce to the Committee, if required.

2414. Would it not be advisable and most beneficial to the neighbourhood to carry that drain in a more direct course to the Thames than in its present tortuous one?—My opinion is, it would not ; and the reason for it is, that in time of floods, when the tide is up in the Thames, it acts as a reservoir as well as a sewer, and if shortened, its capacity would of course be diminished, and the lands on each side be more liable to inundation.

2415. But with reference to capacity, that would be more desirable near the mouth of the Thames, where, as it appears to the Committee from actual survey, the capacity of the sewer nearest the river is less than the capacity of the sewer at a considerable distance from it?—I think not ; I have sections upon every point of it, and though I would not state that it regularly diminishes like a trumpet to the mouth, yet the general form is certainly wider near the Thames than it is above ; for instance, (I speak now from recollection) the opening by Kennington Church I should say



say was about 12 feet in width; that would be a fair average; the bridge is not so much; and at the turnpike near the Thames, the bridge by the Vauxhall-gate, there I take it (speaking from memory only) it is about 14 feet wide.

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2416. But there is one bridge, called Fentiman's Bridge, between the bridge at the Vauxhall-gate and the bridge at Kennington Church, of a much less capacity than either the one or the other?—There are only three bridges between Merton Bridge and the Thames.

2417. Do you mean to say the capacity of the sewer between Merton Bridge and Hazard Bridge is the same as that between Merton Bridge and the river, speaking generally?—No, it is less; it diminishes up to Hazard's Bridge; Hazard's Bridge is the higher of the two bridges, and from Merton Bridge the sewer gradually widens; I will not say, as I said before, a regular straight line, but the general size of the sewer is larger as it gets nearer the river. Opposite the house which is Mr. Fearon's it is very wide indeed.

2418. Now, I will take just the capacity of the sewer near Fentiman's Bridge; do you think the capacity of the sewer there is equal to what it is between Merton Bridge and Hazard's Bridge?—Yes, I take it very near; I could refer to it so as to know exactly what it is. I tried the capacity very recently; it comes out at an area on both sides of about from 64 to 70 feet.

## HENRY GEORGE WARD, ESQUIRE, IN THE CHAIR.

*B. Hawes, Esq., a Member of the Committee, Examined.*

2419. HAVE you any communication to make as to the state of the Ephra sewer between Hazard's Bridge and the Thames?—The sitting of this Committee being known to many of the inhabitants in the neighbourhood of the Ephra sewer, I was requested to visit the spot. I did so, in company with some of the residents in the neighbourhood; and my opinion is, that it would be highly advantageous to the neighbourhood, and beneficial to the public health, that the sewer should, as much as possible, between Hazard's Bridge and the Thames, be covered in. I found it in a very foul state, though after a considerable fall of rain; it was very offensive, and, moreover, the course of it is so crooked, and the impediments are so many, whether at the influx or the efflux of the tidal water, that in either case it would be most desirable to straighten it, and in some places to increase its width; and from my own observation, I think that the straightening of the sewer might be accomplished at no very great expense; certainly not an expense which ought to prevent so desirable a work being accomplished; more particularly as many of the residents in that district, by reason of their property, are considerable rate-payers to the Commissioners of Sewers.

*B. Hawes, Esq.  
M.P.*

*Mr. John Ashley, recalled; and Examined.*

2420. DO you wish to make any further explanation with respect to the evidence you have given?—I should like to retract altogether that part of my evidence, as it appears to me from what has been stated, that it comes from me as a direct charge against the Commissioners of having received a certain sum of money for which they have not accounted. It is possible, as I before said, that I made the estimate of Mr. Sangster from the previous charge made by Mr. Gwilt, for the same length of drain, but how to account for the difference between 4*l.* 8*s.* 6*d.* and 8*l.* 16*s.*, I cannot account for that; but it appears from the printed form which Mr. Gwilt has in his possession, bearing the date of July 1829, that I paid to the Commissioners of Sewers only 4*l.* 8*s.* 6*d.* Now I should be very sorry to charge the Commissioners with having received 8*l.* 16*s.* from my hand, when I paid them only 4*l.* 8*s.* 6*d.* The mistake, in all probability, originated on my own part, and therefore, if it is supposed that I intend to bring a charge against these gentlemen, I should be very sorry to do it, in my humble station as a tradesman; I should rather retract that part, if he would go upon the point of having paid 8*l.* 16*s.* for a drain previously. From that charge I possibly made the estimate for Mr. Sangster, without applying to Mr. Gwilt to know or to ascertain the charge that he would make for that part of the drain that I was about to make for Mr. Sangster.

*Mr. John Ashley.*

2421. Do you clearly, explicitly and entirely retract this charge, as regards the Commissioners of Sewers?—It appears to me that it is put in that way that I have



Mr. *John Ashley*. brought a charge against them. I do not bring any charge against them; I was compelled to come forward here to appear. That possibly I have made a mistake in that amount in making Sangster's estimate from one which was made within 50 yards of the same spot of the same length. As it stands now, it appears as if I were making a direct charge against the Commissioners; I should beg leave to withdraw altogether that part of the statement that I made, because it has evidently been made in error on my part.

Mr. *Joseph Gwilt*, recalled; and Examined.

Mr. *Joseph Gwilt*. 2422. DO you wish to state anything in answer to what Mr. Ashley has said? -- On the part of the Commissioners, this being an open Committee, and the charge having been made publicly, it is the wish of the Commissioners that the affair may not be allowed to drop here, but may be thoroughly investigated.

Mr. *Pattison*, called in; and Examined.

Mr. *Pattison*. 2423. HAVE you any communication to make to the Committee respecting the want of sewage in Holloway?—I do not wish to repeat the statement given by Mr. Langham; but I wish more particularly to call the attention of the Committee to the fact of the want of drainage upon both the principal parochial roads, as well as the great North Road, the former of which has been kept stopped up for several hours during the last winter, and the great North Road for half a mile, at least two or three feet deep; we have three rivers come down from the three hills, and our drainage is wholly inadequate to take off the water. The parochial road leading to Hornsey, it was impossible to go along it; people were obliged to go two or three miles round to get to their houses.

Mr. *David Henry Stable*, called in; and Examined.

Mr. *D. H. Stable*. 2424. HAVE you anything to say in answer to what has been stated by Mr. Pattison?— I should wish to state, in answer to what has been stated by Mr. Pattison, that the Commissioners have long contemplated the construction of a line of sewage for the improved drainage of that part of their district, and for that purpose, have kept down the levels of the sewers that have been built to a sufficient depth for receiving such extended drainage. The improved line is intended to proceed from Battle Bridge, along the new turnpike road to Holloway. Agreeable to a plan and section now produced, the length of sewer would be 9,490 feet, at a cost of about 7,000 *l*. The Commissioners could not, in justice to other parts of their district, lay out so large a sum of money for the accommodation of but a few of the inhabitants, who have never intimated to the Commissioners their desire of contributing a portion of the expense; the Commissioners have not, the inhabitants residing in this part of their district not having been called upon to perform any works there.

Mr. *Pattison*, recalled; and Examined.

Mr. *Pattison*. 2425. HAVE you anything further to add?—The reason why the Commissioners have not been applied to is, the ground is exceedingly unequal: perhaps the persons affected by a flood to-day are not to-morrow, consequently, we find one will pay and the other will not. There is hardly an inhabitant of Holloway who has not a plan of his own for draining it; and there is a great difference of opinion between them as to what sum of money would be required for the purpose; some say it could be done for 300 *l*. or 400 *l*., and others that it could not be effected for 3,000 *l*. or 4,000 *l*.



*Mercurii, 11<sup>o</sup> die Julii, 1834.*

HENRY GEORGE WARD, ESQUIRE, IN THE CHAIR.

Mr. *Michael Faraday*, called in; and Examined.

2426. WE merely refer to you, Mr. Faraday, in order to ascertain whether you have read over the evidence given before this Committee by some of the medical gentlemen who were examined here?—I have done so.

Mr. *M. Faraday*.

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2427. And what do you think of the practicability of the plan which they have suggested of purifying the air of the sewers; do you conceive that on so large a scale a current of air can be created?—I think it possible; but my judgment now, as it was in a conversation with Mr. Fuller, is suspended with regard to the practical application of the plan.

2428. It is upon the practical application of the plan that every thing turns, for we do not wish to recommend a mere theoretical improvement.—I think the principle is good, but whether under the new circumstances one could decide beforehand it could be successfully applied, I cannot say. I have my doubts whether it would ultimately be successful at an expense which could be borne; but the data required to be considered are so numerous, that it is impossible to get at the result without an experiment. I should say the object is so great, and the plan so correct in principle, that if it could be tried on a small scale of the sewers, it ought to be tried.

2429. But it might be tried perfectly on a small portion of the sewers, because if a furnace of a very moderate size applied to a small sewer on limited dimensions would produce the effect which these gentlemen anticipate, and which you seem to think practicable, you would have the data necessary for a calculation as to a larger sewer?—Most decidedly; but when you say a furnace of small dimensions, that is the first difficulty that has occurred to me, though I do not think it has occurred to any other witness that has been examined. I doubt whether the consumption of the coal would not be very large indeed to produce the draught required. I merely would give you the data or the numbers, as a reason why I suspend my judgment. If I therefore mention a quantity of coal, you will not take it as an assertion on my part that it would be the quantity required.

2430. You may guard the assertion in any way you please; but the Committee will be happy to have any data with which you can furnish it?—It is said in the evidence that 360,000 cubical feet of air may be passed in one hour through a sewer 6 feet by 3.

2431. Is this to Mr. Fuller's evidence or Mr. Walker's that you are speaking?—I think to both. Supposing the air were passed through a fire, which I think is the proposition, it could consume nearly a ton of coals in an hour; but I think it possible, by the construction of a furnace in which much might be heated not passing through the fire, that perhaps a fourth part of that coal might produce the temperature required to obtain the draught. It is this and such other circumstances that induce me for the present to suspend my opinion with regard to the practical application. I think it is worth the trial, if it can be done on a small scale, because the object is good and the principle is correct.

2432. Do you conceive that this principle might be tried in any isolated sewer, or any small branch of the sewers?—I should imagine, perfectly; but I am not acquainted with the construction and connexion of the sewers so as to answer the question.

2433. And what, in the event of creating this current of air, the effect of what are called the gully-holes would be. You see that is the difference in principle amongst these gentlemen; some maintaining the gully-holes ought to be stopped up entirely by traps, which is an additional expense, and some supposing the indraught through the gully-holes would merely increase the general current of air, and facilitate the operation?—The closing of the gully-holes, either altogether or in part, I think must depend on experience. If all were left open, it is impossible



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the draught could reach to the further end of the sewer; and if all were closed, the draught itself might be retarded, and not so good an effect obtained as if some were opened.

2434. Then if this plan were adopted, you would treat the gully-holes like the ventilating traps in a mine, to open and shut to create particular draughts?—I imagine that would be quite essential, and I am not sure that with different winds different sets of gully-holes must not be opened and closed, according as the wind bore up and down one street or another.

2435. You conceive the possibility of such a plan as this, if not attended with too much expense, producing effects which would be highly conducive to the general health of the metropolis, so far as getting rid of the noxious vapours that now arise from the sewers goes?—Certainly.

2436. You have no other suggestions to make with respect to this plan?—No. I would wish to guard my opinion in the same manner as the evidence which has already been given by Mr. Fuller is guarded, by saying I cannot give a strong one until something like an experiment is made.

2437. Should you think the expense of that experiment, on a sufficient scale to enable you to pronounce as to the practicability of the plan generally, would be very great?—I think it would not be very great as compared with the importance of the object, but I am not acquainted sufficiently with the sewers to have a strong opinion on that head.

Mr. *John Ashley, jun.* called in; and Examined.

Mr.  
*John Ashley, jun.*

2438. YOU are aware that a difficulty has occurred with regard to the omission of the evidence which it was our intention to omit in the preceding reports of the Committee?—Yes.

2439. So much of it was already struck off, that we found it impossible to omit those parts which related to your evidence; it therefore becomes necessary, that either the certificate which you gave the other day as to the impression under which you had made your statement should be inserted on the minutes, or else we should go into the full investigation of the proceedings, as it was our intention to do if you had not given that certificate. I wish to know whether you have any objection to the insertion of the certificate on the minutes?—Not any.

Mr. *Beriah Drew*, called in; and Examined.

Mr. *Beriah Drew.*

2440. IS this an exact copy of Mr. Ashley's original certificate?—It is an exact copy.

2441. Do you wish it to be entered on the minutes?—Certainly.

[*The following Certificate was then put in.*]

“ I, John Ashley, junior, of Kennington-green, bricklayer, state, that in the year 1829 I was employed by Mr. Sangster to build a drain from his premises into the public sewer, and in consequence I took the necessary measure to obtain the consent of the Commissioners of Sewers for that purpose, and on my paying into the office of the Commissioners of Sewers the sum of 4*l.* 8*s.* 6*d.*, the work was proceeded with. I had unfortunately copied from a former contract made by me for a drain to be made from another house, which from an increased thickness in the work amounted to 9*l.* 16*s.* Some time having elapsed, I did in error charge Mr. Sangster with the price of the increased drain, instead of the one of half a brick in substance, and I hereby undertake immediately to repay to Mr. Sangster the difference paid by me, and which I charged to him, and I humbly request that all his evidence relating to the charge made against the Commissioners of Sewers may be expunged from the minutes of this Committee.

“ 27 June 1834.

(signed) *John Ashley, jun.*”

Mr. *John William Unwin*, called in; and Examined.

Mr. *J. W. Unwin.*

2442. WHAT are you?—Clerk to the Commissioners of Sewers of the Tower Hamlets.

2443. Have you anything to state to the Committee?—Nothing, excepting delivering in two papers; one the reply of the Commissioners of Sewers to the petition



petition of Saint Anne's, and the other is the observations of the chairman on the local Acts, which I beg may be inserted in the minutes. Mr. J. W. Unwin.

[*The following Document was then put in.*]

11 July 1834.

“ TO the Honourable Committee of the House of Commons appointed to inquire into the Law of Sewers.

“ IN reference to that part of my evidence on the Local Acts connected with the Holborn and Finsbury Sewers, and on which I was requested by the Honourable Committee to state my sentiments in writing, I beg leave to observe, that it cannot be expected that I should be able to give a correct legal opinion upon the construction of those Acts, in which it appears to me there are many discrepancies involving considerable doubt. By the 18 Geo. 3, the rates of houses, &c. untenanted are to be paid by the owners or future occupiers; and by the 54 Geo. 3, certain allowances are to be made for premises unoccupied. It is however clear, that so long as the sewer-rates are made prospectively to cover a period of two or three years, any allowance made for unoccupied houses before the expiration of the whole period which the rate is intended to cover, may open a door to fraud, and operate unjustly towards those who are willing to pay. I conclude, therefore, that if such relief is intended to be given, the rates must in future be made half-yearly, or at furthest yearly.

“ It has been the practice under these Acts to make the rates like any parochial rate, without regard to the parties receiving benefit or avoiding injury, and without a jury being summoned to ascertain who are the parties liable to be rated: this mode of rating, I submit, is very indefinite, and is certainly a departure from the principles laid down by Callis. The 54 Geo. 3 restricts the Commissioners from making new sewers without giving notice; and even then it is doubtful whether such new sewers must not be made in lieu of old ones. Whether this be the legal construction of the Act, I am not competent to say; it is so considered and acted on; and, therefore, one of the great benefits of the Commission of Sewers, under the old law, of instituting new works where necessary, is lost to the public. It may fairly be questioned whether the principle laid down by the statute of Henry 8. can be beneficially altered, and whether any provision in local Acts in contradiction to those principles, are not injurious, and unless the sewer-rates are in future to be in the nature of paving or highway-rates, to which all persons should be considered liable to contribute, I submit to the Honourable Committee that no alteration can be beneficially made in the old law, except such as would tend to prevent technical objections being taken to the rate, and such as would bring the question of liability upon the principle of receiving benefit or avoiding injury more speedily before the Court of King's Bench. A rate according to the degree of benefit appears to me impracticable. And the expense of making sewers in all the streets by a general rate, I apprehend, could not be borne in the poorer districts; besides, a general rate with this view would work great injustice towards those persons who, under a practice of long standing, have expended large sums of money to make sewers for the drainage of their estates.

“ Sewers Office, Great Alie-street, } “ John Castle Gant, Chairman.”  
11 July 1834.” }

The Commissioners of Sewers for the Tower Hamlets beg leave to state, in reply to the petition of the inhabitants of the parish of St. Anne, that the sewers in the said parish were thoroughly and efficiently cleansed at the last general cleansing in the year 1832, and that works have been executed thereon from time to time ever since, as occasion required; that a considerable portion of the said parish consists of open fields and pasture lands, where it has not been deemed expedient to arch over the sewers; but that excepting a small portion near Limehouse causeway, where buildings have only been recently erected, no part of the sewers which lie contiguous to any public paved carriageway are open or exposed, as stated in the petition.

That it is true that the inhabitants have constructed sewers for their own private convenience, but that the rates are levied upon the parties presented by jury as benefited, for the reparation of the public sewers only; that the inhabitants cannot be indiscriminately rated as stated in the petition, because the parish is situate within three levels, each of which is separately rated in a different amount, according to the expense of the works thereupon incurred; that in imposing the rates, the Commissioners, though acting ministerially upon the verdict of a jury,



Mr. J. W. Unwin. are nevertheless bound to show, in the event of legal proceedings being instituted, that the parties rated are benefited by the sewers.

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That the rate being imposed as above-mentioned for works executed upon each level separately, it must follow as a necessary consequence, that the allegation of the inhabitants being rated for works in adjoining districts, is founded in error and misapprehension.

That with respect to the responsibility of the Commissioners in execution of the commission, they submit that they are themselves rate-payers, that they act in all cases under the sanction of an oath; that though not liable for an error in judgment, yet that any corrupt motives proved would subject them to the legal consequence of a high misdemeanor, if not of perjury; but that in defraying out of the rates expenses incurred in the discharge of their duty as judges of record, they only act under the well-known legal principle, that persons executing a public trust are invariably indemnified for all charges occasioned by the fair and *bonâ fide* exercise of their office.

That it appears to the Commissioners that the direct appeal from their decree to the Court of King's Bench is the most satisfactory that can be devised; that if an intermediate appellate jurisdiction were established, as suggested in the petition, with whose decision the inhabitants should become dissatisfied, they must then appear in the last resort to the Court of King's Bench; whereas at present the appeal lies to the Court of King's Bench immediately, who in all cases decide public matters as expeditiously as possible, and whose judgment ought to be satisfactory to all parties.

"With reference to that part of the evidence of Mr. William Baker respecting the necessity of new sewers for the effectual drainage of the parish, the Commissioners beg to state that an application was made upon that subject at the beginning of the year 1832, when a meeting was held with the inhabitants upon the spot, and it was explained to them that the expense of any additional drainage must be exclusively borne by the level benefited, and they then engaged to present a plan to the Commissioners, showing the works requisite for that purpose; but that no further step having been taken on the part of the parish since that time, the matter was not proceeded with.

"With respect to the sewer mentioned as having been constructed in the year 1827, at an expense of 20,000 *l.*, the Commissioners think themselves bound to state that certain owners of property in the neighbourhood of the Commercial Road subscribed the sum of 1,833 *l.* 1 *s.* in order to complete the work in question, for their own private advantage; that being unable to accomplish their object themselves, they applied to the Commissioners to reserve the money for the purpose, who, conceiving that such a sewer would be highly beneficial to the drainage of the neighbourhood, accepted the subscriptions, and completed the sewer from Ratcliff Highway to Redman's Row, Mile-end, at an expense of 3,945 *l.* 13 *s.* 10 *d.*; that at the period referred to the sewer-rates were collected by one general rate over the Tower Hamlets, and not by separate rates for different levels, as at present; that out of that general rate the expense of the sewer, less the amount subscribed, was defrayed; but that as the public obtained a sufficient sewer, which cost 3,945 *l.* 13 *s.* 10 *d.*, and only paid the sum of 2,112 *l.* 12 *s.* 10 *d.*, there can be but little cause of complaint upon that occasion; and that as a considerable quantity of water from Spitalfields, Bethnal Green, Mile-end, &c. is diverted by this very sewer from Limehouse, the Commissioners submit that the parish is most materially benefited by the construction thereof, and they request that they may be permitted to prove all the foregoing facts before the Honourable Committee.

By order of the Commissioners,

John William Unwin, Clerk.



A P P E N D I X.

I.

CITY AND LIBERTIES OF LONDON DIVISION.

I.  
City and Liberties  
of London  
Division.

1.—ACTS OF PARLIAMENT:

11 Geo. 3, c. 26. An Act for consolidating, extending and rendering more effectual the Powers granted by several Acts of Parliament, for making, enlarging, amending and cleansing the Vaults, Drains and Sewers within the City of London and Liberties thereof, &c.  
33 Geo. 3, c. , 1793, to explain, amend and render more effectual an Act passed in the 11th year Geo. 3, &c.  
Finsbury Sewer Act, 18 Geo. 3, c. 66.

2.—JURISDICTION OF THE COMMISSIONERS:

The City of London and Liberties thereof, including St. Bartholomew the Great and Less, Duke's-place and St. Martin-le-grand.

3.—NUMBER OF HOUSES - - - - - about 17,600.

4.—RENTAL, 1831:

	£.		£.
Aldersgate Ward Within -	7,054	Cornhill - - - -	23,529
Liberty of St. Martin-le-grand -	3,393	Cripplegate Within -	29,089
Aldersgate Ward Without -	18,413	Ditto - Without -	30,617
Aldgate - - - -	40,044	Dowgate - - - -	13,938
Bishopsgate Ward Within -	30,347	Farringdon Ward Within -	57,551
Ditto - - - Without -	33,641	Ditto - - - Without -	115,013
Bassishaw - - - -	6,740	Langbourn - - - -	38,639
Billingsgate - - - -	19,760	Lime-street - - - -	12,446
Bread-street - - - -	17,842	Portsoken - - - -	34,897
Broad-street - - - -	47,408	Queenhithe - - - -	13,824
Bridge - - - -	15,847	Tower - - - -	41,200
Candlewick - - - -	11,958	Vintry - - - -	15,042
Castle Baynard - - - -	30,114	Wallbrook - - - -	15,298
Cheap - - - -	23,488		
Coleman-street - - - -	34,043		
Cordwainer - - - -	11,729		
		TOTAL (assessed to the Sewer Rate) - - - }	£. 792,904

5.—POPULATION:

Within the Walls - - - - -	55,778
Without the Walls - - - - -	66,538
	122,316

6.—PARISHES:

LONDON Within the Walls:	Allhallows, Lombard-street.	
Alban, St., Wood-street.	Allhallows, London Wall.	
Allhallows, Barking.	Allhallows, Staining.	
Allhallows, Bread-street.	Alphage, St., near Sion College.	
Allhallows the Great.	Andrew, St., Hubbard.	
Allhallows, Honey-lane.	Andrew, St., Undershaft.	
Allhallows the Less.	Andrew, St., by the Wardrobe.	
o.28.	a	Anne



I.  
City and Liberties  
of London  
Division.

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Anne and Agnes, St., Within Aldersgate.  
Anne, St., Blackfriars.  
Antholin, St.  
Augustin, St.  
Bartholomew, St., by the Royal Exchange.  
Bennet, St., Fink.  
Bennet, St., Gracechurch.  
Bennet, St., Paul's Wharf.  
Bennett, St., Sherehog.  
Botolph, St., Aldgate.  
Botolph, St., Billingsgate.  
Christ Church.  
Christ Church (Hospital.)  
Christopher, St., le Stock.  
Clement, St., near Eastcheap.  
Dionis, St., Backchurch.  
Dunstan's, St., in the East.  
Edmund's, St., the King.  
Ethelburgha, St.  
Faith, St., the Virgin, under St. Paul.  
Gabriel, St., Fenchurch-street.  
George, St., Botolph-lane.  
Gregory, St., by St. Paul.  
Helen, St., near Bishopsgate.  
James, St., in Duke's-place.  
James, St., Garlick Hythe.  
John, St., Baptist.  
John, St., Evangelist.  
John, St., Zachary.  
Katherine, St., Coleman.  
Katherine, St., Cree Church, otherwise  
Christ Church.  
Lawrence, St., Jewry.  
Lawrence, St., Pountney.  
Leonard, St., Eastcheap.  
Leonard, St., Foster-lane (part of.)  
Magnus, St.  
Margaret, St., Lothbury.  
Margaret, St., Moses.  
Margaret, St., New Fish-street.  
Margaret, St., Pattens.  
Martin, St., Pomeroy, Ironmonger-lane.  
Martin, St., Ludgate.  
Martin, St., Orgars.  
Martin, St., Outwich.  
Martin, St., Vintry.  
Mary, St., Abchurch.  
Mary, St., Aldermanbury.  
Mary, St., Aldermary.  
Mary, St., le Bow.  
Mary, St., Bothaw, Dowgate.  
Mary, St., Colechurch.

Mary, St., at Hill.  
Mary, St., Magdalen, Old Fish-street.  
Mary, St., Magdalen, Milk-street.  
Mary, St., Mounthaw.  
Mary, St., Somerset.  
Mary, St., Staining.  
Mary, St., Woolchurch Haw.  
Mary, St., Woolnoth.  
Matthew, St., Friday-street.  
Michael, St., Bassishaw.  
Michael, St., Cornhill.  
Michael, St., Crooked-lane.  
Michael, St., Queenhithe.  
Michael, St., le Quern.  
Michael, St., Paternoster Royal.  
Michael, St., Wood-street.  
Mildred, St., Bread-street.  
Mildred, St., in the Poultry.  
Nicholas, St., Acons.  
Nicholas, St., Cole Abbey.  
Nicholas, St., Olave.  
Olave, St., Hart-street.  
Olave, St., Old Jewry.  
Olave, St., Silver-street.  
Pancras, St., Soper-lane.  
Peter, St., Cornhill.  
Peter, St., near Paul's Wharf.  
Peter, St., le Poor, Broad-street.  
Peter, St., Westcheap.  
Stephen, St., Coleman-street.  
Stephen, St., Walbrook.  
Swithin, St., London Stone.  
Thomas, St., the Apostle.  
Trinity the Less.  
Vedast, St., Foster-lane.

LONDON without the Walls :

Andrew, St., Holborn, with Barnard's-inn.  
Bartholomew, St., the Great.  
Bartholomew, St., the Less.  
Botolph, St., (without Aldersgate.)  
Botolph, St., Aldgate.  
Botolph, St., (without Bishopsgate.)  
Bride, St., otherwise Bridget, St.  
Bridewell Hospital, with Bridewell.  
Dunstan, St., in the West.  
Giles, St., without Cripplegate.  
Sepulchre, St., without Newgate (part of.)  
Trinity, in the Minories.  
Whitefriars Precinct.

7.—COMMISSIONERS:

The Right hon. Charles Farebrother, Lord Mayor.

Sir R. Carr Glynn, bart.	Henry Winchester, esq.	Samuel Wilson, esq.
Sir Charles Flower, bart.	William T. Copeland, esq.	Mr. William Curling.
Sir Claudius S. Hunter, bart.	Thomas Kelly, esq.	Warwick Weston, esq.
George Scholey, esq.	John Cowan, esq.	Mr. Charles Gibson.
Samuel Birch, esq.	Sir Chapman Marshall, knt.	Walter A. Peacock, esq.
Mathew Wood, esq.	Thomas Johnson, esq.	Sir William Rawlins, knt.
Christopher Smith, esq.	Samuel Wilson, esq.	William Mathie, esq.
John Atkins, esq.	James Harmer, esq.	Mr. William Kipling.
John T. Thorp, esq.	John Mirehouse, esq., com-	Thomas Cartwright, esq.
Sir William Heygate, bart.	mon serjeant.	Mr. William Knott.
William Venables, esq.	William Matthews, esq.	Thomas Corney, esq.
Anthony Brown, esq.	Mr. Edward Mottram.	Mr. Geo. Hastings Keppel.
Mathias P. Lucas, esq.	John Lorkin, esq.	John Walter, esq.
William Thompson, esq.	Mr. Thomas Summers.	Mr. John Downes.
Sir John Key, bart.	Henry Jackson, esq.	Richard Hicks, esq.
Sir Peter Laurie, knight.	Mr. William Tite.	Mr. Isaac Neal.
The Hon. Charles Evan Law,	James Frisby, esq.	Richard Brook, esq.
recorder.	Mr. Daniel Bevis.	Mr. James Grant.

Michael



Michael Gibbs, esq.	David Price, esq.	Thomas Price, esq.
Mr. Joseph Price.	Mr. John Brown.	Mr. Thomas Mitchell.
Jeremiah Carter, esq.	Joseph Daw, esq.	John Parker, esq.
Mr. David Allan.	Mr. Valentine Rutter.	Mr. John Hoard.
Thomas Wood, esq.	Robert Westwood, esq.	Robert P. Jones, esq.
Mr. James Culverwell.	Mr. William H. Ashurst.	Mr. Thomas Acocks.
William Sandell Angell, esq.	John Blacket, esq.	Gilpin Gorst, esq.
Mr. George Bramwell.	Mr. Joshua T. Bedford.	Mr. William Cawthorn.
Leonard Willshire, esq.	Edward Tickner, esq.	Thomas Whitby, esq.
Mr. William Brass.	Mr. Henry Butterworth.	Mr. John Henry Elmes.
Edwin Alderman, esq.	Joseph Carter, esq.	
Mr. Edw. Halse.	Mr. William Marchant.	

I.

City and Liberties  
of London  
Division.

The Commissioners usually meet every Tuesday, except in the month of August, and at Christmas.

The average number of Commissioners who attend at the public meetings, from 25 to 30. Seven Commissioners a quorum, as per Act 11 Geo. 3, c. 29.

The Commissioners do not receive any pay.

The public meetings of the Commissioners are held at Guildhall, and they have an office there, where clerks and officers attend every day.

8.—OFFICERS :

Two clerks, one surveyor, one inspector, two messengers. A clerk of the works is usually employed to superintend at the time a public sewer is being built.

	£.	s.	d.
Principal clerk - - - - -	125	-	-
Surveyor - - - - -	100	-	-
Assistant clerk - - - - -	85	-	-
Inspector - - - - -	170	-	-
Senior messenger - - - - -	50	-	-
Junior ditto - - - - -	40	-	-
Salaries per annum - - - £.	570	-	-

The sewer-rates are assessed upon the occupiers of premises as the Act of the 11 Geo. 3, c. 29, directs, by writing under the hands and seals of seven or more Commissioners, on the yearly rental, not exceeding 4*d.* in the pound. The occupiers are required to pay the rate, and to deduct it out of their rent; and the landlords are required to allow such deductions and payments upon receipt of the residue of their rents.

All houses and tenements are assessed to the sewer-rate; and within the last 10 years a rate has been annually assessed, as per statement of Account annexed.

The collectors of the rate are appointed by the Commissioners, and pay the money collected to the chamberlain of the city of London at Guildhall, to the account of the Commissioners, as directed by the Act 11 Geo. 3, c. 29. They are allowed five per cent. on the rate paid into the chamber for their trouble.

The accounts are audited every year by the Commissioners, all of whom are summoned for that special purpose; and several of the Commissioners, who are present at the audit, sign the accounts. A copy thereof is delivered to each House of Parliament, and a copy of the said account is also delivered by the clerk to the Court of Common Council, and by them published.

9.—COMPLAINTS.

It is usual, when complaints are made of the want of sewers, for the inhabitants to apply by petition to the Commissioners.

10.—NEW SEWERS built within the City since 1756.

1756. Aldermanbury Postern.	1772. Crowder's-well-alley (now Well-street).
1768. Part of Fore-street and up Grub-street (part).	1774. Continued along the Poultry (the Old Jewry), Coleman-street, Fore-street, and
1765. From the Bank to Wallbrook, and down Dowgate-hill.	1775. Whitecross-street. (This the county have communicated with, and it now receives a large flow of water.) Great Carter lane (west end.)
1769. Continued to Dowgate Dock, at a greater depth than before.	



I.  
City and Liberties  
of London  
Division.

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- 1777-8. Bishopsgate-street Without:—Til-  
lard, proprietor of houses in Nor-  
ton Folgate, contributed 175*l.* on  
condition that the sewer should  
be 12 feet deep at Spittle-square;  
the city building half the length  
from Spittle-square to Norton Fol-  
gate, and the county continued it  
up to Norton Folgate. (This now  
receives a very large flow of water  
from the county.)
1777. West side of Moorfields, now called  
“the Pavement:” and in 1779  
continued up to Tindall’s Burial  
Ground. (This now receives a very  
large flow of water from the county.)
1778. Sherborne-lane to the Post-office.
1778. Throgmorton-street.
1779. London Wall; from Great Moorgate  
to Winchester-street.
1780. Stonecutter’s-alley, now Little Bridge-  
street.
1782. Aldersgate-street, Little Britain, Duke-  
street, across Smithfield, Cow-lane  
and Snow-hill.
1785. Part of St. Martin’s-le-Grand.  
Lombard-street.  
Birchin-lane.
1786. Sun-street.
1786. Part of London Wall.
1786. Aldermanbury.
- 1787 & 1790. Beech-street.
1790. East part of Watling-street and  
Budge-row.
1792. Little Broad-street.  
Part of Threadneedle-street.  
Part of Finch-lane.
1792. St. Ann’s-lane.  
Part of Wood-street.  
Part of Golden-lane.
1792. Part of Newgate-street.
- 1793-96. Cutler-street (E. I. C.)
1793. } Jewin-street (west end) (G. C.)  
1810. } Jewin-crescent (G. C.)  
1813. }
1793. New-street, Bishopsgate (E. I. C.)
1795. From Fawke’s-buildings, Tower-street,  
and down Beer-lane.
1795. Part of Crutched Friars (E. I. C.)
1794. Part of Leadenhall-street.
- 1799 } Part of Long-lane.  
& 1800. }
1799. Part of Great St. Helen’s.
- 1800-2. St. Helen’s-place.
1801. South end of Basinghall-street.
1802. Part of Lime-street (E. I. C.)
- 1803-6. Part of Princes-street (Bank.)
- 1803-6. Grub-street (to the boundary.)
1804. West end of Leadenhall-street.
1806. Cornhill.
1807. Part of Long-lane.
1807. East end of Lombard-street.
1807. Heneage-lane.
1805. Skinner-street, Bishopsgate.
1808. Skinner-street, Snow-hill.
1813. Finsbury Circus.  
Eldon-street.  
Blomfield-street.  
West-street.  
East-street.  
Circus-place.
1813. Part of Lower Thames-street (from  
St. Dunstan’s-hill to Wycherley’s  
yard.)
- 1813-14. Leadenhall Market.
1814. Part of Lime-street.  
Part of Cullum-street.  
Part of Mark-lane.  
Part of Somerset-street.
1816. Union-street, Blackfriar’s.
1817. Billingsgate Dock (improvement.)
1818. Edmond’s-place.
1818. South end of St. Martin’s-le-Grand,  
and continued into Newgate-street.
1819. Warwick-lane.  
Ave Maria-lane.  
Part of Paternoster-row.
1820. Southwark-bridge foot.
1821. Mitre-street.
1822. Part of Smithfield.
1823. London Wall (west end.)  
Part of Philip-lane.
1824. Part of Liverpool-street.
1824. Mincing-lane.
1824. St. Dunstan’s-hill.
1824. Part of Great Tower-street.
1825. North end of Mark-lane.
1825. Wool-quay.
1828. Stonecutter-street.
1828. Part of Shoe-lane.
1829. Chapterhouse-court.
- 1830-1. London-bridge and King William-  
street, and Arthur-street East.  
White-street, Cutler-street.  
Paul’s-wharf.  
Bennet’s-hill.  
Godliman-street.  
Paul’s-chain.  
Great Knight-rider-street.  
Little Carter-lane.  
Part of Old Change.  
Part of St. Paul’s Church yard.  
Watling-street.
1831. Monkwell-street.  
Silver-street.  
Part of Swithin’s-lane.  
Part of Cannon-street.
1832. Part of Cary-lane, part of Foster-lane.
1833. Part of Broad-street.  
Part of Lawrence-lane.  
Part of Trump-street.  
Arthur-street West.  
Martin’s-lane.  
Part of Upper Thames-street.
1833. Bishopsgate-street Within.  
Part of Fenchurch-street.  
Part of Great Carter-lane.  
Ingram-court.  
Part of Wormwood-street.
1834. Milk-street.  
Mouth of the London-bridge sewer.  
Main sewer in the New-street.  
Part of Fish-street hill.

In addition to these the Irongate sewer has been repaired and enlarged, the Wallbrook and Dowgate-hill sewers have been rebuilt and enlarged, and the Holborn sewer has also been rebuilt at a much lower level. The Ludgate-hill and the Fleet-lane sewers, and that in the Old Bailey, have been in great part rebuilt.



RECEIVED.		1824.		1825.		1826.		1827.		1828.		1829.		1830.		1831.		1832.		1833.	
		£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.
TO Balance on the last years account - - -		162	4 10	-	- -	-	- -	77	13 10½	701	18 5	1,199	13 3	2,787	18 7	2,822	13 7	-	- -	-	- -
Arrears of rate due - -		223	10 9	1,056	13 11½	206	9 -	408	11 6½	305	9 -	309	3 3	365	4 2	370	4 10	272	3 1	482	4 3
Amount of rate in collection -		5,036	10 1	5,902	19 -	8,775	2 2	11,794	2 -	11,849	6 10	11,648	17 7	11,605	5 -	5,802	4 6	8,341	5 3	5,587	2 8
Received of Commissioners of Holborn and Finsbury -		150	- -	-	- -	300	- -	150	- -	150	- -	150	- -	225	- -	-	- -	150	- -	-	- -
Compositions for building of sewers and drains -		-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	909	6 -	3,649	2 5
Transfer from Paving Fund -		-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	2,000	- -	8,000	- -
Balance overpaid -		70	14 4	541	6 10½	-	- -	-	- -	-	- -	-	- -	-	- -	1,073	7 7	368	10 9	-	- -
£.		5,643	- -	7,500	19 10	9,281	11 2	12,430	7 5	13,006	14 3	13,307	14 1	14,983	7 9	10,068	10 6	12,041	5 1	17,718	9 4

PAID.		1824.		1825.		1826.		1827.		1828.		1829.		1830.		1831.		1832.		1833.		
		£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	
Balance overpaid -		-	- -	70	14 4	541	6 10½	-	- -	-	- -	-	- -	-	- -	-	- -	1,073	7 7	368	10 9	
BY bricklayer's and mason's work -		3,244	6 -	5,822	6 -	6,900	11 6	10,248	8 -	9,711	3 6	4,566	3 -	4,313	8 6	2,458	1 -	2,637	3 6	1,584	4 6	
Carpenter's work -		601	17 -	719	6 -	1,150	6 6	872	11 -	1,465	10 -	342	4 -	285	17 6	}	344	13 -	608	6 6	31	9 -
Smith's work -		37	2 6	27	2 -	5	3 -	18	1 -	8	12 -	5	9 6	-	- -		430	- -	459	8 -	411	5 -
Salaries to officers -		493	15 -	480	- -	419	11 8	410	- -	417	10 -	425	- -	69	14 10	49	8 -	434	10 -	51	16 2	
Incidental expenses -		112	5 6	181	11 6	86	17 9	79	9 -	104	5 6	80	19 -	-	- -	-	- -	-	- -	-	- -	
R. Clark, esq. chamberlain, for cash borrowed -		1,153	14 -	-	- -	-	- -	-	- -	-	- -	-	- -	2,000	- -	-	- -	-	- -	-	- -	
New sewers -		-	- -	100	- -	-	- -	-	- -	-	- -	-	- -	-	- -	6,786	8 6	6,828	9 6	10,564	2 -	
R. Clark, esq. interest -		-	- -	100	- -	100	- -	100	- -	100	- -	100	- -	66	13 4	-	- -	-	- -	65	12 -	
Transfer to consolidated rate -		-	- -	-	- -	-	- -	-	- -	-	- -	5,000	- -	5,000	- -	-	- -	-	- -	-	- -	
Private drains -		-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	-	- -	262	8 -	
Balance in hand -		-	- -	-	- -	77	13 10½	701	18 5	1,199	13 3	2,787	18 7	2,822	13 7	-	- -	-	- -	4,379	1 11	
£.		5,643	- -	7,500	19 10	9,281	11 2	12,430	7 5	13,006	14 3	13,307	14 1	14,983	7 9	10,068	10 6	12,041	5 1	17,718	9 4	

Account of Monies charged to the Consolidated Fund for building New Sewers, over and above the before mentioned Sums - - -	1,558	5 6	1,238	7 6	3,357	12 6	370	11 -	-	- -	-	- -	842	2 -	82	9 6	-	- -	-	- -
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Sewers Office, Guildhall, London,  
22 March 1834.



## I.

City and Liberties  
of London  
Division.

## 12.—SIZES OF NEW SEWERS.

THE principal new sewers in this city are of the following sizes :—

From Whitecross-street to Dowgate Dock, the main line averages 5 ft. by 3 ft.; the mouth is 6 ft. 6 in. by 4 ft. 3 in.

From Tindal's Burial Ground to Moorgate, 5 ft. by 3 ft.

Those round Moorfields, from 4 ft. by 2 ft. 6 in. to 4 ft. 9 in. by 3 ft.

From Norton Folgate to Bishopsgate Churchyard, 5 ft. by 3 ft., and the ancient sewer into which it falls varies much in height, but is not less than 3 ft. 6 in. in width.

From Aldersgate-street to Holborn Bridge, 4 ft. 4 in. by 2 ft. 8 in.

From Mark Lane to Wool Quay, 5 ft. by 3 ft.

From Fenchurch-street to the Custom-house, average of the main line 5 ft. 6 in. by 3 ft. 6 in.; the mouths 6 ft. by 3 ft. 6 in.

From Watling-street to Paul's Wharf, average of the main line 6 ft. 6 in. by 4 ft. 6 in.; the mouth 7 ft. 6 in. by 5 ft. 6 in.

From Holborn Bars to Field-lane, 5 ft. 6 in. by 4 ft. 6 in.; this was built instead of the Old Bourne, and with a view to the future relief of the Holborn division, at a much greater depth.

The main sewer now building from Moorfields to London Bridge, 8 ft. 6 in. by 7 ft., and at the mouth, 10 ft. by 8 ft.

The smaller lengths of sewer are from 4 ft. 3 in. by 2 ft. 3 in., to 5 ft. by 3 ft., the averages being nearly 4 ft. 6 in. by 2 ft. 6 in., the general rule of the Commissioners being not to make any sewer so small that men cannot get in to cleanse it.

*Richard Kelsey, Surveyor.*

## 13.—STATEMENT of the CURRENT of the RIVER FLEET SEWER.

		Length.		Feet in Minute.	
		ft.	in.	ft.	in.
1.	From the arch of covered sewer at the Northumberland Arms public-house to the south side of the bridgeway into Swinton-street -	131	6	143	4
2.	From the latter spot to the south side of the arch or bridgeway into Frederick-street - - - - -	377	6	74	1
3.	From the latter spot to the back of No. 7, Pearl-crescent - - -	240	0	73	10
4.	From the latter spot to the great invert at the back of the Bagnigge Wells Tea Gardens - - - - -	259	6	64	10 $\frac{1}{2}$
5.	From the latter spot southward along the covered sewer - - -	735	0	106	9
6.	From the latter spot to the end of the 12 feet sewer at the back of Messrs. Collingridge's premises - - - - -	240	0	200	0
7.	From the latter spot to the end of the covered sewer at Cossey's -	120	0	97	6
8.	From the latter spot to the arch at the entrance of Mr. Rotton's ironfoundry - - - - -	214	0	99	6
9.	From the latter spot to the centre of the premises of Mr. Luckcuck, cowkeeper, Little Warner-street - - - - -	975	0	78	6
10.	From the latter spot to the arch of sewer below the door at Back-hill - - - - -	115	0	150	0
11.	From the latter spot to the south arch beside Cabbal's premises -	321	0	107	0
12.	From the latter spot to the north door at Mutton-hill - - -	242	0	96	9
13.	From the latter spot to the north end of Mr. Brier's premises, Castle-street - - - - -	200	0	100	0
14.	From the latter spot to the south arch at Messrs. Britten & White's, Castle-street - - - - -	250	0	125	0
15.	From the latter spot to the north arch at the premises of Mr. Godson -	—	—	—	—
16.	From the latter spot to the north arch at the end of White's yard, Saffron-hill - - - - -	200	0	193	6
17.	From the latter spot to the north arch of sewer at the end of Red Lion-court, Saffron-hill - - - - -	215	0	230	—
18.	From the latter spot to the arch under north door at West-street, Saffron-hill - - - - -	320	0	174	6
19.	From the latter spot to the back of No. 15, Field-lane; end of district - - - - -	155	0	138	9
	In City Division :				
20.	From the latter along the City Division - - - - -	210	0	188	0



## II.

Westminster and  
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## II.

## WESTMINSTER AND PART OF MIDDLESEX DISTRICT.

## I.—REFERENCES to the REPORT on SEWERS in the Year 1823.

Page 34, former Report.

SINCE the statement there made, some further regulations have taken place in regard to the laying of private drains into sewers.

The court had for a long time been considering what would be the best manner of connecting private drains with the public arched sewers, in order to prevent a continuance of the mischief, which up to that time had been so generally occasioned, not only by the fractured state in which the side walls of the sewer had been usually left after being broken into for the mouths of drains, but also by the defective and unsound construction of the drains themselves at the sides of the sewers, from which cause it had frequently happened that a separation had taken place about the junction of the drain with the sewer, whereby the water of the drain was discharged on the outside of the wall of the sewer, which would loosen and wash away the earth, and finally undermine the foundation of the sewer.

The court therefore resolved, that all drains should be laid into sewers by a person employed by them, but to be paid by the party requiring the drain, and made an order to that effect on the 19th March 1830; viz.

That no drains shall be laid into a public sewer without a special leave for that purpose from the commissioners.

That when such leave shall be obtained, the opening into the sewer shall be made, and the drain built for a length of three feet from the sewer, according to a plan and section approved by the commissioners, the whole to be done by a workman to be employed by the commissioners, and paid by the party requiring the drain, at the prices under-mentioned:—

For cutting through the springing wall of a sewer, putting in a cemented brick ring, and soundly underpinning the wall round the same, the sum of 10 s. 6 d. for each opening.

For building a length of 3 feet 4 inches of 9-inch barrel drain, with proper York keel stone, sound stock bricks, and blue lias lime mortar, the sum of 10 s. 6 d. for each such length of drain.

For the same length of 12-inch barrel drain, 12 s. 6 d.

The digging to be done at the expense of the party requiring the drain, and notice to be given at the office of the commissioners, when the excavation shall have been made, in order that an officer may attend, and that a workman may be sent to do the required works.

That when builders or other persons are building a sewer, they will be allowed to form the rings required for the drains they may propose to lay into the sewer; such rings to be at the height of 12 inches above the bottom of the sewer, in which case such builders or other persons will be required to pay down only the expense of building the three feet four inches of drain, which must in all cases be done by a workman employed by the Commissioners.

That the leave given for laying drains into sewers shall remain in force for three months, and no longer.

By order of the court,

Sewers Office, Greek-street, Soho-square,  
19th March 1830.

John Houseman, Clerk.

ft.	in.	
1	3	of each house or other premises, have a current, not less than a quarter of an
1	1	inch to each foot in length, making in the length of 60 feet a fall of 15 inches, to
0	8	which adding 13 inches for the height of the drain and brick arch over it, also 8
1	0	inches for the depth of ground and paving over the drain at the upper end, and 12
		inches from the lower end of the drain to the bottom at the side of the sewer, will
4	0	make in the whole 4 feet from the bottom at the side of the sewer, to the lowest
		pavement of the building, being the least height necessary to guard the premises
		from being flooded by water from the sewer.

Page 40, former Report.

Since the report of 1823, a new arrangement has taken place of the districts under the superintendence of the different clerks of the works, as follows;

The North District of superintendence comprises so much of the district drained by the King's Scholars Pond sewer as lies to the north of Oxford-street, (but does not include that street), and so much of the district drained by the Ranelagh sewer, as lies north of the Ux-bridge-road, and includes that road.

The Middle District of superintendence comprises the eastern division of the Westminster sewers, the whole of which lies east of Regent-street and Portland-place, and includes



## II.

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Regent-street south of Oxford-street, but does not include Regent-street north of Oxford-street, nor Portland-place, nor Park-crescent north of Portland-place, which eastern division consists of the districts drained by the Hartshorn-lane sewer, the Durham-yard sewer, the Somerset Water-gate sewer, the Strand-lane sewer, and the Essex-street sewer; and also comprises so much of the district drained by the King's Scholars Pond sewer, as lies south of Oxford-street (including that street), east of Hyde Park, and north-east of the Green Park, and north of that part of St. James's Park which lies east of the Green Park to the line of Regent-street, and turning south-east from thence through the middle of the Horse Guards to the river Thames, and so much of the district drained by the Ranelagh sewer, as lies south of the Uxbridge-road, (not including that road,) to the boundary line on the south side of Hyde Park.

The South District of superintendence comprises the south part of the western division of the Westminster sewers, being a portion of the district drained by the King's Scholars Pond sewer, and the whole of that drained by the Romney-row sewer, Wood and Pye-street sewer, College-street sewer, and King-street sewer, and extends northward to the boundary line on the north and east sides of the Green Park; also to the northern boundary of St. James's Park which lies eastward of the Green Park, to the line of Regent-street, and turning south-east from thence through the middle of the Horse Guards to the river Thames; and also the south part of the district drained by the Ranelagh sewer, extending northward to the boundary line on the south side of Hyde Park.

The West District of superintendence comprises the whole of the district drained by the Counters' Creek sewer.

Page 40, former Evidence.

Since the statement made on the 12th June 1823, some further regulations were made for the government of the collectors, by order of the court, on the 20th February 1829 and 30th November 1830; viz.

Court, 20th February 1829.

Ordered, That each collector do continue to keep the progressive account required by the order of the court on the 9th October 1807, and that he do deliver to the clerk of the Commissioners every week, (instead of once a month as heretofore) on such day as shall be required, an account made out in the prescribed form, showing the particular sums collected by him, and the total amount thereof for each day; noting on the said account the day on which no rates shall have been received.

That when a sum collected by, and in the hands of any collector on the eastern or the western division of the Westminster sewers, after the allowed deduction for poundage and stamps, shall amount to 20*l.* or upwards, it shall be paid to the treasurer on the same day, if the collection of that day be concluded in time to admit of its being done; or if not concluded in time on that day, then to be paid to the treasurer the next morning, as soon as his house shall be open to receive the same.

That when a sum collected by, and in the hands of any collector on the district of the Ranelagh sewer, or of the Counters' Creek sewer, after the allowed deduction for poundage and stamps, shall amount to 50*l.* or upwards, it shall be paid to the treasurer on the same day, if the collection of that day be concluded in time to admit of its being done; or if not concluded in time on that day, then to be paid to the treasurer the next morning as soon as his house shall be open to receive the same.

That the balance in the hands of any collector, whatever it may be, shall be paid to the treasurer every week previous to the delivery of the collector's weekly account to the clerk of the Commissioners.

That each collector do subjoin to the weekly account of his collection before mentioned, a statement of the several sums of money, and the date when paid by him to the treasurer during the week, and that he do sign his name to the said weekly account.

That the clerk do keep in the office a duplicate of the rates delivered to the collectors, and note thereon from time to time such of the said rates as shall have been received by them.

That the clerk do certify, upon his monthly report to the court of the state of the collection of the rate books in the hands of the collectors, whether it appears that they have or have not conformed to the orders of the court.

Court, 30th November 1830.

Ordered, in addition to the order of court on the 20th February 1829, for each collector to deliver weekly to the clerk a progressive account, containing a statement of the rates received each day, that the collector do add, with his signature to the said weekly account, the date of its delivery to the clerk, such signature and date to be repeated upon each sheet, when the account shall consist of more than one sheet; and that the clerk do forthwith compare the rates stated to have been received with the stamp receipts; and also note weekly in the duplicate rate-book against each rate so stated to have been received, the number of the receipt given for it, and the number of the collector's weekly account in which it is included.



## 2.—COMMISSIONERS, 1830.

Corrected to 18th March 1834.

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Westminster and  
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- The Archbishop of Canterbury, Lambeth-palace.  
The Lord High Chancellor, 25, George-street, Hanover-square.  
The Duke of Beaufort, 5, Grosvenor-square. Bedford, Belgrave-sq. Pimlico. Devonshire, Piccadilly. Portland, 15, Cavendish-square. Northumberland, Strand. Wellington, Piccadilly.  
The Marquis of Lansdowne, Berkeley-square. Salisbury, 4, Grafton-street, Piccadilly. Hertford, Piccadilly. Exeter, 4, Great Stanhope-st. Park-lane. Westminster, 33, Upper Grosvenor-street.  
The Marquis Camden, 22, Arlington-street.  
The Earl of Derby, 23, Grosvenor-square. Aylesford, 7, Audley-square. Shaftesbury, 24, Grosvenor-sq. Macclesfield, 9, Conduit-street. Liverpool, 45, Upper Grosvenor-street. Romney. Wilton, 12, Grosvenor-square. Harewood, Hanover-square. Verulam, 42, Grosvenor-square. Eldon, Hamilton-pl., Piccadilly. Burlington, Burlington-house, Piccadilly. Dundonald.  
The Earl Howe, 12, Upper Brook-street, Grosvenor-square. Somers. Grosvenor, 14, Grosvenor-square.  
Lord William Henry Cavendish Bentinck.  
Viscount Sidmouth, Richmond-park. Goderich, Pembroke-house, Whitehall-gardens.  
Lord Holland, Kensington. Southampton, 44, Curzon-st., May-fair. Kenyon, 9, Portman-square. Grenville, 21, Charles-st., Berkeley-sq. Kensington. Ravensworth, 51, Portland-place. Bexley, 31, Gt. George-st., Westminster. Farnborough, Whitehall. Wharnccliffe, 15, Curzon-st., May Fair. Skelmersdale, 55, Portland-place. Wallace, 33, Portman-square. Wynford, 29, Bedford-square.  
The Right Hon. Charles Manners Sutton, Palace-yard. Sir Wm. Alexander, 8, Grosvenor-square.  
The Hon. Barth<sup>w</sup> Bouverie, 21, Edward-st., Portman-square. Philip Pleydell Bouverie, 36, Curzon-street.  
The Right Hon. Charles Arbuthnot, 1, Whitehall-place. Wm. Sturges Bourne, 15, South Audley-street. Sir John Beckett, bart., Stratford-place. Charles Bathurst.
- The Right Hon. Sir Robert Peel, bart., 3, Whitehall-gardens. Reginald Pole Carew, 7, New Cavendish-street. Sir Wm. Henry Freemantle, Gt. Stanhope-st., May Fair. Thomas Frankland Lewis, Somerset-place.  
Sir Francis Burdett, bart., 25, St. James's-pl. George William Denys, bart., 15, Stratford-place. George Duckett, bart., Pall-mall. Thomas Harvie Farquhar, bart., 16, St. James's-street.  
Sir Alexander Cray Grant, bart., Carlton-terrace, Pall-mall. Richard Sutton, bart. Coutts Trotter, bart., 10, Grosvenor-sq. William Curtis, bart., 61, Portland-place. Edward Hardinge Stracey, bart., 21, Great George-street, Westminster. Anthony Carlisle, 6, Langham-place. George Farrant, 53, Upper Brook-street. Peter Laurie, 7, Park-sq., Portland-pl. John Scott Lillie, North-end, Fulham.  
The Very Rev. John Ireland, D. D. Dean of Westminster, Dean's-yard, Westminster.  
The Rev. Robert Selby Hele. Thomas White. William Wood, Fulham.  
Abington, John, 23, Downing-street. Adam, W. George, 13, Old-sq., Lincoln's-inn. Adams, Wm. Dacres, Office of Woods and Forests, Whitehall. Adey, Charles Francis, 6, Stone-buildings, Lincoln's-inn. Amyot, Thomas, 13, James-st., Buckingham-gate. Arnold, Samuel James, 31, Golden-square. Baikie, James, 36, Soho-square. Barke, Geo., 15, Queen's-buildings, Brompton. Barker, Richard, 14, Fitzroy-square. Barlow, Frederick Pratt, Kensington. Bates, Edward, Tax-office, Somerset-place. Berners, Charles. Bottomley, James Thomas, Adelphi. Bourdillon, Francis, 48, Hunter-street, Brunswick-square. Bradshaw, Augustus Hill. Bramwell, Geo., 3, Paper-buildings, Temple. Brooks, Cordell. Broughton, Robert Edwards, 1, Melcombe-place, Dorset-square. Brown, Samuel, 82, Great Russell-street, Bloomsbury. Brown, Thomas Pearce, 82, ditto, ditto. Bruce, William, 2, Paddington-green. Buck, Geo., 13, Cumberland-st., Portman-sq. Burgoyne, Montagu, 77, Gloucester-place, Portman-square. Burgoyne, Thomas John, 21, Stratford-place. Byng, George, 5, St. James's-square. Calvert, Nicolson, 88, Jermyn-street. Chawner, Thomas, 82, Guildford-street. Clay, William, 18, Devonshire-place. Cockerell, Chas. Robert, 8, Old Burlington-st. Commerell, John William, 5, Berkeley-street, Manchester-square.



## II.

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- Conant, John Edward, Gt. Marlborough-st.  
Const, Francis, 84, Piccadilly.  
Copland, Alexander, 29, Great George-st., Westminster.  
Copland, Alexander, jun., 29, ditto.  
Cox, Richard Henry, 8, Grosvenor-place.  
Crace, Frederick, 14, Wigmore-street.  
Cross, Francis, 130, Park-st., Grosvenor-sq.  
Crunden, John, 20, Hereford-street.  
Cundy, Thomas, Ranelagh-place, Pimlico.  
Curteis, Edward Jeremiah, 3, Bridge-street, Westminster.  
Curtis, Thomas, Upper Brook-street.  
Daniels, John, Parson's-green, Fulham.  
Danvers, Frederick Dawes, Duchy of Lancaster office.  
Davis, Wm. Bodycott, 44, Upper Harley-st.  
Dawkins, Henry, Office of Woods and Forests, Whitehall.  
Deare, Chs., 12, Harcourt-buildings, Temple.  
Donaldson, James, 8, Bloomsbury-square.  
Donaldson, Thomas Leverton, 7, Hart-street, Bloomsbury.  
Down, Edward, Bartholomew-lane, Bank.  
Dugdale, Dugdale Stratford, 23, Lower Brook-street.  
Dyneley, John, 1, Field-court, Gray's-inn.  
Elliot, John Lettsom, Pimlico-lodge, Pimlico.  
Eyre, Walpole, 22, Bryanston-square.  
Fane, Vere, 189, Fleet-street.  
Faulder, Joseph, 15, Fitzroy-square.  
Flood, Luke Thos., Bellevue-lodge, Chelsea.  
Flower, James, 39, Hertford-street, May-fair.  
Fowler, Lambert, 72, Gloucester-place, Portman-square.  
France, Wm., Beckwith, 63, Cadogan-place.  
Goding, Thomas, Knightsbridge.  
Goding, James, Broad-street, Golden-square.  
Goodenough, Geo. Trenchard, 39, Hertford-street, May-fair.  
Gotobed, Thomas, 82, Great Russell-street, Bloomsbury.  
Hall, Benjamin Edward, Paddington-green.  
Hall, John, 14, Montagu-st., Montagu-sq.  
Hamilton, William Richard, Stanley-house, King's-road, Chelsea.  
Hamlet, Thomas, 7, Cavendish-square.  
Hanson, John, Hammersmith.  
Hardwick, Philip, 60, Russell-square.  
Harper, Robert John, Duchy of Lancaster office.  
Harrison, George, 4, Spring-garden-terrace.  
Harrison, Henry, 31, Park-st., Grosvenor-sq.  
Harrison, Thomas, 29, Harrison-st., Gray's-inn-road.  
Hasker, Thomas, 32, Tavistock-place.  
Hatchett, Charles, Bellevue-house, Chelsea.  
Heaton, Chs., 43, Mortimer-st., Cavendish-sq.  
Hoblyn, Thomas, 125, Sloane-street.  
Hodsoll, William Thomas, Haverstock-hill, Hampstead.  
Holland, Henry, 35, Montagu-square.  
Holland, Launcelot, 1, Dartmouth-street, Westminster.  
Holland, Henry Launcelot, 1, Dartmouth-st., Westminster.  
Holroyd, John, 16, Suffolk-street, Charing-cross.  
Hope, John Thomas, 37, Upper Seymour-st.  
Hope, Thomas Henry, 37, ditto.  
Jackson, Philip.  
Jennings, Richards, 21, Portland-place.  
Iggulden, John, 8, Russell-square.  
Kay, Joseph, 6, Gower-street, Bedford-sq.  
Keene, Benjn., 38, Charles-st., Berkeley-sq.  
Knox, Jas., Molesworth-place, Kentish-town.  
Lambert, Charles, 1, Fitzroy-square.  
Lane, James, George-street, Hanover-square.  
Lascelles, Rowley, 35, Upper Grosvenor-st.  
Law, George, 10, Lincoln's-inn, New-square.  
Lawley, Francis, 18, Grosvenor-square.  
Lee, Thomas, jun., 16, Norton-st., Fitzroy-sq.  
Lennard, John Barrett, 9, Park-street, Westminster.  
Leverton, William, 64, Lincoln's-inn-fields.  
Lewis, Thomas, Dean-street, Soho.  
Lewis, William Stone, 5, Sussex-place, Regent's-park.  
Littleton, Edward John, 45, Grosvenor-pl.  
Long, John Wakeman, 8, Hans-pl., Sloane-st.  
Maberly, John, 1, John-street, Berkeley-sq.  
Mac Leay, Alexander.  
Mellish, William, 112, Bishopsgate-street within.  
Meux, Sir Henry, bart., 19, Great Russell-street, Bloomsbury.  
Mills, Samuel, 20, Russell-square.  
Milne, Alexander, Office of Woods and Forests, Whitehall.  
Moore, George, 64, Lincoln's-inn-fields.  
Morris, John, 21, Baker-street.  
Morris, Joseph, 24, Northumberland-street, Strand.  
Musgrave, George.  
Mylne, William Chadwell, New River-head, Islington.  
Neeld, Joseph, 13, Berkeley-square.  
Nield, John Camden, Cheyne-walk, Chelsea.  
Nurse, William Mountford, 1, Cumberland-terrace, Regent's-park.  
Nutting, Joseph, 15, King-st., Covent-garden.  
Nutting, John George, ditto.  
Ovey, Richard, 22, Tavistock-st., Covent-garden.  
Panter, John Leach, Metropolitan Roads Office, 22, Whitehall-place.  
Peel, William Yates, Treasury.  
Penn, Richard, 5, Great George-street, Westminster.  
Pensam, John, Serjeant's-inn, Fleet-street.  
Pepys, John, 8, Lower Berkeley-street.  
Perry, William, 72, New Bond-street.  
Plowman, John Bellamy.  
Portman, Edw. Berkeley, 38, Bryanston-sq.  
Powell, John Powell.  
Price, Stafford, 31, St. Martin's-lane.  
Repton, George Stanley, 27, New Norfolk-street, Park-lane.  
Rhodes, Henry, 26, Margaret-street.  
Rhodes, Thomas, Hampstead-road.  
Robins, George Henry, Great Piazza, Covent-garden.  
Rowles, Henry, 15, Stratton st., Piccadilly.  
Rudge, Edward, 44, Wimpole-street.  
Saunders, George, 252, Oxford-street.  
Scott, George, Raven's-ct., Hammersmith.  
Scott, James, Hammersmith.  
Scott, William, 22, Grafton-street.  
Seward, Henry Hake, 10, South Audley-st.  
Seymour, William, 19, Margaret-street, Cavendish-square.  
Sheppard, Thomas, Hampstead-heath.  
Sketchley, Samuel Everingham, Phillimore-place, Kensington.  
Slack, Joseph Albin, 24, Duke-street, Portland-place.  
Snodgrass, Thomas, 10, Chesterfield-street, May-fair.

Soane,



Soane, Sir John, 12, Lincoln's-inn-fields.  
Stephenson, Sir Benjamin Charles, Office of Works, Scotland-yard.  
Taylor, Right Hon. Michael Angelo, Whitehall-yard.  
Trebeck, James, 30, Green-st., Grosvenor-sq.  
Trotter, James, 2, Storey's-gate, Westminster.  
Tyssen, William George Daniels, Manor-office, Hackney.  
Vale, John, 1, Brompton-square.  
Vincent, George Giles, Dean's-yard, Westminster.  
Vines, Samuel, 47, Upper Gower-street.  
Walpole, Thomas, 74, Lower Grosvenor-st.

Ward, John, 10, High-row, Knightsbridge.  
Ware, Charles Hodges, 11, Holborn-court, Gray's-inn.  
Ware, Samuel, 6, Whitehall.  
Watts, James, 13, College-st., Westminster.  
Weyland, John, 18, Old Bond-street.  
White, John, New-road, Marylebone.  
White, William, Cannon-row, Westminster.  
White, Richard, 14, Essex-street, Strand.  
Willmott, Henry, Lawrence-street, Chelsea.  
Wilson, Richard, 47, Lincoln's-inn-fields.  
Wilson, Thomas, 12, Montagu-st., Portman-square.  
Yarnold, William, Finchley, Middlesex.

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Names added by Cold Seal :

- 1832 : Lieutenant-Colonel Joseph Phillott, Kensington-gore.
- 1834 : Clark, William Tierney, Hammersmith.  
Cumming, Robert Newman, Cheyne-walk, Chelsea.  
Fitzgerald, John George, Park-walk, Chelsea.  
Gowan, William, Upper Baker-street.  
Godrich, Francis, Little Chelsea.  
Farlar, William, Kensington.  
Hume, Joseph, Bryanstone-square.  
Lenthall, William John, Chelsea.  
Sculthorpe, George King, Robert-street, Chelsea.

Sewers Office, }  
1, Greek-street, Soho-square. }

John Houseman, Clerk.

3.—A STATEMENT of the Number of COMMISSIONERS who have attended at the several Meetings of the Court during the Year 1833.

Date of the Meeting.	Number of Commissioners who attended.	Date of the Meeting.	Number of Commissioners who attended.
4 January 1833	12	15 March 1833	11
18 January —	19	29 March —	12
1 February —	12	19 April —	11
15 February —	11	26 April —	10
1 March —	13	3 May —	14
8 March —	15	17 May —	8
7 June —	7	20 Sept. —	7
21 June —	9	4 Oct. —	9
5 July —	12	18 Oct. —	15
19 July —	10	1 Nov. —	12
2 Aug. —	9	15 Nov. —	12
16 Aug. —	9	6 Dec. —	19
6 Sept. —	7	20 Dec. —	10

Sewer's Office for Westminster and part of Middlesex, }

25 March 1834. }

4.—A LIST of the Parishes wholly or in part within the Jurisdiction of the Commissioners of Sewers for the City and Liberty of Westminster and Part of the County of Middlesex, under the Act 47 Geo. 3, c. 7 (loc. & pers.)

- St. Clement Danes.  
St. Mary-le Strand.  
St. Paul, Covent-garden.  
St. John Baptist, Savoy.  
St. Martin-in-the-Fields.  
St. Ann, Westminster.  
St. Giles-in-the-Fields (part).  
St. George, Bloomsbury (part).  
St. Pancras (part).  
St. John, Hampstead (part).

Wilsden (part).  
St. Marylebone.  
St. Mary, Paddington.  
St. George, Hanover-square.  
St. James, Westminster.  
St. Margaret, Westminster.  
St. John the Evangelist, Westminster.  
St. Luke, Chelsea.  
St. Mary-Abbotts, Kensington.  
All Saints, Fulham (part).



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PARISHES named in the Commissions of Sewers, but not coming under the Act  
above mentioned.

Hampton.  
Teddington.  
Twickenham.  
Isleworth.  
Hanwell.

Brentford.  
Acton.  
Ealing.  
Hammersmith.  
Fulham (part).

Sewers' Office for Westminster and Part of Middlesex, }  
25 March 1834. }

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5.—COPY of CASE and of the OPINION of the Attorney and Solicitor-General as to the  
Authority of the Commissioners of Sewers to build new Sewers.

## CASE.

Vide p. 5.

BY the Bill of Sewers, (23 Hen. 8, c. 5,) it is enacted, that Commissioners of Sewers shall be directed, in all parts within the realm, from time to time when and where need shall require, according to the form therein stated, and the Commissioners are authorized, (s. 3,) "to survey the said walls, streams, ditches, banks, gutters, sewers, gotes, calcies, bridges, trenches, mills, milldams, floodgates, ponds, locks, hebbingwears and other impediments, lets and annoyances aforesaid, and the same cause to be made, corrected, repaired, amended, put down or reformed as case shall require, after your wisdoms and discretions;" and after directing inquiry by whose defaults the annoyances come, and to assess them for the same, the Commission states: "and also to reform, repair and amend the said walls, ditches, banks, gutters, sewers, gotes, calcies, bridges, streams and other the premises in all places needful, and the same as often as where need shall be to make new, and to cleanse and purge the trenches, sewers and ditches in all places necessary."

p. 7.

p. 49.

And by 2 Wm. & Mary, c. 8, intituled, "An Act for paving and cleansing the Streets in the City of London and Westminster, and the Suburbs and Liberties thereof," &c. after reciting that many new sewers, sinks and vaults had been made in the parishes within the city and liberty of Westminster, and other the parishes aforesaid, by the Commissioners appointed by 13 & 14 Car. 2, c. 2, which, since the expiration thereof were much neglected and noisome to the inhabitants, because of some doubt whether such new sewers were within the jurisdiction of the laws of sewers, it is enacted, "that all new sewers, at any time since the 12th year of the reign of the said late King Charles the 2d, made in any of the said parishes, shall be henceforth subject to the Commissioners of Sewers, and to the laws and statutes made for sewers, as fully, to all intents and purposes, as if such sewers, sinks and vaults had been expressly mentioned in the said statutes of sewers to be under the survey of the said Commissioners; and the Commissioners of Sewers for the time being, within the limits of their respective commissions, shall have power and authority, by virtue of this Act, to alter, amend, cleanse and scour any such new sewers, sinks and vaults, and to order and direct the making of any other new vaults and sewers, and to cut into any drain or sewer already made, and to alter and take away any nuisances in the same, and to alter or take away any cross gutter or channels in all or any of the streets or lanes in the parishes aforesaid."

p. 59.

And by 42 Geo. 3, c. 7, after reciting the Act of 2 Wm. & Mary, and that by the increase of buildings, and various improvements made and intended to be made within the limits last described, it might become necessary to make new drains, sewers and watercourses, and to alter and divert the course of some of the ancient sewers, it is enacted, "that the said Commissioners of Sewers for the time being, or such number of them as are authorized to act by virtue of the commission of sewers, shall have power and authority by virtue of this Act, within the limits of their said commission before described, from time to time, as they shall see occasion, to widen, deepen, embank, alter, amend, cleanse and scour any sinks, vaults, sewers, drains and watercourses, and to remove and take away, or cause to be removed and taken away, nuisances in the same, and to alter and divert the course of the water in any of the streets, lanes and public ways, and also to order and direct the making of any new vaults, sewers, drains and watercourses, in all or any of the streets, lanes and public ways made or to be made within the limits last before described; and such new vaults, sewers, drains and watercourses shall be subject to the control, order and direction of the Commissioners of Sewers, their surveyors and officers, and to the laws and statutes made for sewers, as fully, to all intents and purposes, as if such vaults, sewers, drains and watercourses had been expressly mentioned in the said statutes of sewers, to be under the survey and authority of the said Commissioners."

p. 68.

It is usual in the newly-built streets for the owners of the land, or the builders of the houses, to build the sewers. This is required to be done under the direction of the Commissioners, according to the said Act, 47 Geo. 3, c. 7, (loc. and per.) from which it is to be inferred that those who, from having built houses have caused a necessity for sewers, are the persons who should build them. These sewers are afterwards received into the charge of the Commissioners, when they form a part of the general drainage of the district, and are repaired, cleansed, amended, reformed and rebuilt from time to time, as may become necessary, at the public expense.

You are requested to advise whether the power given to the Commissioners by the Act, 2d Wm. & Mary, s. 2, c. 8, and confirmed by the 47 Geo. 3, "to order and direct the making



making of any new vaults, sewers, drains and watercourses, in all or any of the streets, lanes and public ways," is an authority to them to give orders and directions for the building of sewers in those streets, lanes or public ways where they have been omitted?

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District.

And if so, to whom the order and direction for the building of such sewers should be addressed, and if not attended to, how it should be enforced?

If you should be of opinion that the Commissioners are not authorized to call upon the owners of houses to build sewers in those streets where they have been omitted, can the Commissioners give orders and directions for their being built by their own workmen? And in that case you are requested to advise how such sewers are to be paid for.

It would not seem equitable that such sewers when built should be paid for out of the rates raised for the maintaining, repairing and cleansing the existing sewers, as in that case those who own houses for which regular sewers have been built at their own charge, would be called upon to pay towards sewers for others who have omitted to build them, and whose houses would, by means of such sewer, be very materially enhanced in value.

#### OPINION.

WE are of opinion that no inference can be strong enough to authorize the levy of a tax upon His Majesty's subjects, and that the power of directing works to be done will not warrant the Commissioners to raise money for the purpose of doing them. We also think that their general powers do not extend to making new sewers.

The law, therefore, appears to us not to have provided for the present case.

Lincoln's Inn, }  
27 January 1832. }

*T. Denman.*  
*Wm. Horne.*

6.—COPY of CASE and of the OPINION of the Attorney and Solicitor-General as to the right of the Commissioners of Sewers to distrain on the Occupier of a House for Arrears of a Rate, although the same became due from and in the time of a previous Occupier.

#### CASE.

BY the Bill of Sewers (23 Hen. 8, c. 5), Commissioners or Justices are authorized "To survey the walls, streams, ditches, banks, gutters, sewers, gotes, calcies, bridges, trenches, mills, milldams, floodgates, ponds, locks, hebbingwears, and other impediments, lets and annoyances aforesaid, and the same cause to be made, corrected, repaired, amended, put down or reformed, as the case shall require, after your wisdoms and discretions, and therein as well to order and do after the form, tenor and effect of all and singular the statutes and ordinances made before the 1st day of March in the 23d year of our reign, touching the premises or any of them; as also to inquire by the oaths of the honest and lawful men of the said shire or shires, place or places, where such defaults or annoyances be, as well within the liberties as without (by whom the truth may the rather be known) through whose defaults the said hurts and damages have happened, and who hath or holdeth any lands or tenements, or common of pasture, or profit of fishing, or hath or may have any hurt, loss or disadvantage, by any manner of means in the said places, as well near to the said dangers, lets and impediments, as inhabiting or dwelling thereabouts by the said walls, ditches, banks, gutters, gotes, sewers, trenches and other the said impediments and annoyances; and all those persons, and every of them, to tax, assess, charge, distrain and punish, as well within the metes, limits and bounds of old time accustomed or otherwise, or elsewhere within our realm of England, after the quantity of their lands, tenements and rents, by the number of acres and perches, after the rate of every person's portion, tenure or profit, or after the quantity of their common of pasture, or profit of fishing, or other commodities there, by such ways and means, and in such manner and form as to you or six of you, whereof the said *A.*, *B.* and *C.*, to be three, shall seem most convenient to be ordained and done for redress and reformation to be had in the premises; and also to reform, repair and amend the said walls, ditches, banks, gutters, sewers, gotes, calcies, bridges, streams and other the premises in all places needful, and the same as often and where need shall be to make new, and to cleanse and purge the trenches, sewers and ditches, in all places necessary; and further to reform, amend, prostrate and overthrow, all such millstreams, ponds, locks, fishgarths, hebbingwears, and other impediments and annoyances aforesaid, as shall be found by inquisition, or by your surveying and discretions, to be excessive or hurtful; and also to depute and assign diligent, faithful and true keepers, bailiffs, surveyors, collectors, expeditors and other ministers and officers, for the safety, conservation, reparation, reformation and making of the premises, and every of them; and to hear the account of the collectors and other ministers of and for the receipt and laying out of the money that shall be levied and paid in and about the making, reforming, repairing and amending of the said walls, ditches, banks, gutters, gotes, sewers, calcies, bridges, streams, trenches, mills, ponds, locks, fishgarths, floodgates, and other impediments and annoyances aforesaid, and to distrain for the arrearages of every such collection, tax and assess, as often as shall be expedient, or otherwise to punish the debtors and detainers of the same by fines, amerciaments, pains or other like means, after your good discretions."

The 7th section enacts as follows: "That the Commissioners hereafter to be named in any of the said commissions, according to the purport and effect of the same commissions, have full power and authority to make, constitute and ordain, laws ordinances and decrees, and further to do all and every thing mentioned in the said commission, according to the purport, effect, words and true meaning of the same; and the same laws and ordinances so



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made to reform, repeal and make new, from time to time, as the cases necessary shall require in that behalf."

The 8th section provides and enacts: "That if any person or persons being assessed or taxed to any lot or charge for any lands, tenements or hereditaments, within the limits of any commission hereafter to be directed, do not pay the said lot and charge according to the ordinance and assignment of the Commissioners having power of the execution of the said commission, by reason whereof it shall happen the said Commissioners having power of the execution of such commission for lack of payment of such lot and charge, to decree and ordain the same lands, tenements and hereditaments, from the owner or owners thereof, and their heirs and the heirs of every of them, to any person or persons for term of years, term of life, in fee simple or in tail, for payment of the same lot and charge, that then every such decree and ordinance so by them made and engrossed in parchment, and certified under their seals unto the King's Court of Chancery, with the King's Royal assent had to the same, shall bind all and every person and persons that at the time of making of the same decree had any interest in such lands tenements or hereditaments, in use, possession, reversion or remainder, their heirs and feoffees, and every of them, and not to be in anywise reformed unless it be by authority of Parliament hereafter to be summoned and holden within this realm."

And the 9th section enacts as follows: "That the same laws, ordinances and decrees, to be made and ordained by the said Commissioners, or six of them, by authority of the said commission, shall bind as well the lands, tenements and hereditaments of the King our Sovereign Lord, as all and every other person and persons, and their heirs, for such their interest as they shall fortune to have or may have in any lands, tenements or hereditaments, or other usual profit, advantage or commodity, whatsoever they be, whereunto the said laws, ordinances and decrees, shall in anywise extend, according to the true purport, meaning and intent of the same laws."

And by the 3 & 4 Edw. 6, c. 8, s. 2, it is enacted, "That all scots, lots and sums of money hereafter to be rated and taxed by virtue of such commission of sewers upon any of the lands, tenements or hereditaments of our Sovereign Lord the King, his heirs or successors, for any manner of thing or things concerning the articles of the said commission of sewers, shall be gathered and levied by distress or otherwise, in like manner and form as shall or may be done in the lands tenements or hereditaments of any other person or persons; and that all bills of acquittance, signed with the hand or hands of such collector or receiver as shall have the collection thereof by the appointment of the said Commissioners, or six of them, shall be as well a sufficient discharge to the tenants, farmers and occupiers of the same grounds, shall be charged for the same sum wherewith their grounds shall be so charged, as also sufficient warrant to all and every the receivers, auditors and others whatsoever officer or officers of our said Sovereign Lord the King, his heirs and successors, for the allowance to such tenant, farmer or occupier for the same."

By the 7th of Anne, c. 10, s. 1, after reciting the different statutes of sewers, giving power to sell freehold lands, it is enacted as follows: "That it shall and may be lawful to and for the Commissioners authorized by commission from her Majesty, her heirs and successors, or any six or more of them, to put in execution the laws now in force concerning sewers, for non-payment of any lot or charge assessed or charged upon any copyhold or customary lands within the limits of their commission, and by the power and authority of the said commission of sewers to decree and ordain the said copyhold or customary lands so charged from the owner or owners, and their heirs, and the heirs of every of them, to any person or persons for such estate and interest therein as the said owner or owners thereof, or any claiming in remainder under them at the time of such decree made, had in the same copyhold lands, tenements and hereditaments, the said decree to be made and executed as decrees concerning freehold lands are by the said laws now in force to be made and executed."

And by the 3d section of same statute, it is enacted as follows: "That it shall and may be lawful to and for the Commissioners of Sewers, or any six or more of them, by warrant under their hands and seals, to give authority to any person or persons to levy the sums of money by them from time to time to be assessed or taxed upon the lands, meadows, marshes or grounds liable or chargeable with any cesses, taxes, impositions or charges by authority of their said commission, by distress and sale of the goods of such person or persons that shall not pay, or refuse to pay the same, and the overplus of the money arising upon such sale, after deduction of the reasonable charges of making such distress and sale, shall be restored to the owner or owners of the goods so distrained."

In 1831 a sewers' rate was made for the district, called the District of the Ranelagh Sewer, in the county of Middlesex, and delivered with the usual warrant of the Commissioners to one of their collectors (Oak) for collection.

A sum of 1 *l.* 15 *s.* was assessed on a house in Grove-terrace, then in the occupation of one — Budding, who quitted without having paid the rate; the house is now in the occupation of another tenant; the collector, therefore, applied to the landlord (Mr. Farlar), who paid rates for other property in the neighbourhood, and he several times promised to pay the rate in question, but he now refuses payment altogether.

It will be borne in mind that the sewer-rate is prospective as well as retrospective, a rate being only made when the district shall be in debt; this may happen once in three or four years or oftener, and the sum raised is more than the actual debt incurred. The property, and not the person, is rated.

It has hitherto been the practice of the Commissioners of Sewers, where payment of a rate has been refused, to go on the premises in respect of which the rate was made, and distrain

for



for the arrears on whose or whatever goods might be found thereon ; but a doubt has been suggested whether the Commissioners have the power to take the goods of a stranger ; for instance, a lodger, or any other person who may have goods on the premises, and more particularly whether they have the power to seize the goods of a succeeding tenant for the rate charged in the time of a previous occupation.

It has always been considered that under the statute of 23 Hen. 8, the land, and the goods and property upon it, were liable to distress for rates, without any regard to ownership or occupation at the time the rate was made, and upon the principle that it is the land or property which is benefited, and that the land, and what is about and connected with it, is available for the rates.

The object of the Bill of Sewers was the effecting a great public good, and preventing the injury which was constantly and seriously occasioned to persons and property for want of proper attention to sewers before the reign of Henry the Eighth, and although there may be no express words in the Bill of Sewers or the other Acts before referred to, authorizing a distress upon the occupier of a house for arrears, or upon the goods of a stranger, it has always been conceived that the true spirit and meaning of the Bill of Sewers was, that the Commissioners might distrain on property for their rates without any regard to the occupier or to the interests of any party.

Distresses of this nature have been made for a very long series of years, but none (as we can discover) has ever been questioned in a court of law.

The tenant usually pays the rate, and charges it to the landlord, unless he may have made any agreement to the contrary. And the decree of the Commissioners, by virtue of which the rate is made, decrees that the tenant may deduct the rate from the rent due to the landlord. The decree is as follows :—“ And whereas it is appointed by law that all persons shall be taxed, assessed and charged, in their rates to sewers, after the quantity of their lands, tenements and rents, and after the rate of every person’s portion, tenure or profit, and their respective interests in the said lands, tenements, rents and other things : It is therefore further ordered, adjudged and decreed by the said Commissioners, that all and every tenant and tenants, paying either rack-rent or ground-rent or rents, shall, and by law ought to have an abatement made to them by their landlord or landlady of the said rates or assessments, proportionably and according to their respective yearly rent or rents payable to such lord, owner or landlord, other than and except such tenant or tenants as is or are under any agreement to the contrary.”

But it may be necessary to remark here, that the Commissioners of Sewers for London and other districts have Local Acts, enabling them to assess occupiers or persons in possession, who are to be reimbursed by their landlords. The Commissioners for Westminster, &c. have no such Local Acts, but, as appears from their decree, they proceed upon the like principles.

The statutes of sewers have always received a very liberal interpretation by the court ; and in the case of *Netherton v. Ward*, 3 Barn. & Alderson, 21, in putting a construction on the clause before set out in the 3 & 4 Edward 6, held that lands in the hands of the King, which were not let to a tenant, and which produced no profit to the Crown, were liable to be rated. This decision, which would appear to be against the meaning of the statute, was given on the principle that it is the land which receives the benefit, and that the Commissioners had a right to resort to the land, without reference to any thing else.

If it were not intended by the several statutes that the Commissioners might go upon the property in the first instance, the difficulty of executing the commission would be most serious, for it is obvious that the Commissioners would be constantly exposed to every kind of fraud.

Your opinion is requested, whether the Commissioners of Sewers have the right to distrain on the occupier of a house for arrears of rate, though the same became due from and in the time of a previous occupier ?

And in any case (*e. g.*) where there are goods of a party who may not be the occupier of the house, or if the occupier, but not the person named in the rates, are those goods liable to a distress ? Or how and against whom are the Commissioners to enforce payment of the rate ?

#### OPINION.

WE are of opinion, that where a sewers-rate is assessed upon the land and houses within the level, the Commissioners may distrain for it on any goods found upon the premises rated.

In the present instance, the decree appears to us unobjectionable ; but we would rather recommend that, in future, the form of the rate should show more distinctly that it is imposed upon the property, not upon the occupier.

Lincoln’s-Inn, }  
22 November 1833. }

Wm. Horne.  
J. Campbell,

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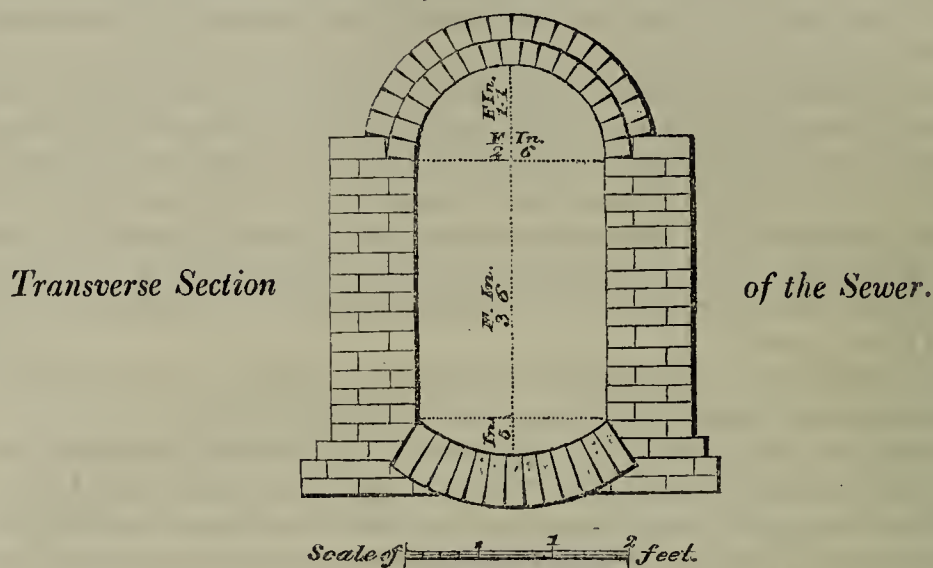
## II.

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## 7.—SIZE OF SMALL SEWERS.

AT a Court of Sewers for the City and Liberty of Westminster, and part of the County of Middlesex, 17th December 1824;

Ordered, That when any small sewers, less than the ordinary size, shall be allowed, they shall be built according to the following representation; viz.



with a current of not less than one-eighth of an inch to each foot in length, (excepting where it shall be ordered otherwise by the Commissioners); and that such sewers be built with good, hard, sound and well-burnt stock bricks, to be laid in well-compounded mortar, made of good strong stone lime and clean river sand, and to be in every respect of the best workmanship, having the bricks in each arch well bonded together, and the bricks of the arch at the bottom of the sewer laid close and even on the upper surface.

Sewer's Office,  
No. 1, Greek-street, Soho-square. }

By order of the Court,

John Houseman, Clerk.

## 8.—INSPECTION OF NEW SEWERS.

AT a Court of Sewers for the City and Liberty of Westminster, and part of the County of Middlesex, 18 November 1825;

Ordered, That whenever leave shall be given in future for building a sewer less than 100 feet in length, that 20 feet only shall be built, and be left uncovered with earth, both at the top and sides, until inspected by the Commissioners' surveyor, who, on approval thereof, is authorized to allow a further length of 20 feet to be built, subject to a similar inspection and approval; and so on progressively, until the whole length mentioned in the petition shall be completed.

And that, whenever the length of a sewer to be built shall be 100 feet or more, the same shall be built in lengths of only 50 feet each, subject to a similar inspection and approval.

By order of the Court,

John Houseman, Clerk.

## 9.—REGULATIONS in regard to the laying of Drains from private Premises into the Public Sewers.

THAT no drains shall be laid into a public sewer, without a special leave for that purpose from the Commissioners.

That when such leave shall be obtained, the opening into the sewer shall be made, and the drain built, for a length of three feet from the sewer, according to a plan and section approved by the Commissioners; the whole to be done by a workman to be employed by the Commissioners, and paid by the party requiring the drain, at the prices under-mentioned:

For cutting through the springing wall of a sewer, putting in a cemented brick ring, and soundly underpinning the wall round the same, the sum of 10 s. 6 d. for each opening.

For building a length of 3 feet 4 inches of 9-inch barrel drain, with proper York keel stone, sound stock bricks and blue lias lime mortar, the sum of 10 s. 6 d. for each such length of drain.

For the same length of 12-inch barrel drain, 12 s. 6 d.

The digging to be done at the expense of the party requiring the drain; and notice to be given at the office of the Commissioners when the excavation shall have been made, in order that an officer may attend, and that a workman may be sent to do the required works.

That



That when builders or other persons are building a sewer, they will be allowed to form the rings required for the drains they may propose to lay into the sewer, such rings to be at the height of 12 inches above the bottom of the sewer; in which case such builders or other persons will be required to pay down only the expense of building the three feet four inches of drain, which must in all cases be done by a workman employed by the Commissioners.

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That the leave given for laying drains into sewers shall remain in force for three months, and no longer.

By order of the Court,

Sewers' Office, Greek-street, Soho-square, }  
19 March 1830. }

*John Houseman*, Clerk.

ft.	in.	As a guide to persons about to build, it is recommended that the private drain of each house, or other premises, have a current not less than a quarter of an inch to each foot in length, making in the length of 60 feet a fall of 15 inches, to which adding 13 inches for the height of the drain and brick arch over it, also eight inches for the depth of ground and paving over the drain at the upper end, and 12 inches from the lower end of the drain to the bottom at the side of the sewer, will make, in the whole, four feet from the bottom at the side of the sewer to the lowest pavement of the building, being the least height necessary to guard the premises from being flooded by water from the sewer.
1	3	
1	1	
0	8	
1	0	
4	0	

Court, 14th February 1823.

Resolved, That every sewer which shall hereafter be built within the district under the jurisdiction of this commission, shall be maintained, kept in repair and upheld at the expense of the proprietors of houses or other premises draining into the same, until the whole breadth of the street or way over such sewer shall be completed, and shall be received into the charge of the parish or other local authority, which will have the future care of such street or way.

And that in case the proprietors of houses or other premises draining into a sewer, shall fail to maintain, repair and uphold, to the satisfaction of the Commissioners or their surveyor, such sewer, until the street or way over the same shall be completed, as before described, the drains from such houses or other premises shall be cut off from the sewer.

By order of the Court,

*John Houseman*, Clerk.

#### 10.—SEWERS TO NEW BUILDINGS.

TO Builders and others interested in Buildings or in Ground for Building upon, within the District drained by Watercourses falling into the River Thames, between the City of London and the Parish of Fulham.

THE Commissioners of Sewers for the city and liberty of Westminster and part of the county of Middlesex, do hereby give notice, that by an Act of the 47th Geo. 3, (c. 7, Local), it is required, that previous to the making of any new sewer in any street, lane or public way, or in any part intended to become a street, lane or public way, or to carry or drain off water from any house, building, yard or ground into any sewer under their management, or within their jurisdiction, a notice in writing shall be given to them or to their clerk at their office; and that such new sewer or sewers shall be constructed and made in such manner and form as shall be directed by the said Commissioners, and not otherwise.

And in order to prevent the serious evils and inconveniences that must arise from ground proposed to be built upon being excavated to too great a depth, the Commissioners have directed that, upon application being made at their office, previous to the excavation of such ground, information shall be given as to the lowest depth at which the same can be drained.

And the Commissioners do also give notice, that whenever the lower floors or pavements of buildings shall have been laid so low as not to admit of their being drained with a proper current, they will not allow any sewers or drains into sewers to be made for the service of such buildings.

It is recommended to all persons about to purchase or take houses or other premises, to ascertain whether such premises have separate and distinct drains into common sewers.

By order of the Court,

Sewers Office for Westminster, &c. }  
No. 1, Greek-street, Soho-square, }  
27th January 1826. }

*John Houseman*, Clerk.



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11.—STATE of the ACCOUNTS of the several Districts of Sewers under the Jurisdiction of the Commissioners of Sewers for the City and Liberty of *Westminster*, and Part of the County of *Middlesex*, on the 31st December 1833, showing the DEBITS and CREDITS of each District for the last Ten Years.

## EASTERN DIVISION OF THE WESTMINSTER SEWERS.

YEAR.	CHARGES.					CREDITS.				
			£.	s.	d.			£.	s.	d.
	Balance from 1823	-	2,545	3	2					
1824	-	-	4,425	15	9	-	-	15,670	3	5
1825	-	-	3,251	9	9	-	-			
1826	-	-	4,850	16	1	-	-	16,318	6	6
1827	-	-	3,696	1	3	-	-			
1828	-	-	9,174	9	-	-	-			
1829	-	-	6,484	11	6	-	-	45	7	-
1830	-	-	5,985	1	5	-	-	19,050	15	6
1831	-	-	7,076	11	9	-	-			
1832	-	-	5,355	14	3	-	-	13	2	6
1833	-	-	14,318	19	4	-	-	19,093	18	-
	Balance to 1834	-	3,026	19	8					
			£. 70,191	12	11			70,191	12	11
						By Balance, 1834	-	£. 3,026	19	8

Credit having been given to this District for the whole Amount of a Rate made on the 18th January 1833, there is to be set against the Credit, which appears at the foot of the foregoing Account, 9,677*l.* 18*s.* 6*d.*, being the portion of that Rate which remained uncollected on the 31st December 1833; it appears therefore that the District was actually in debt on that day 6,650*l.* 18*s.* 10*d.*

## WESTERN DIVISION OF THE WESTMINSTER SEWERS.

YEAR.	CHARGES.					CREDITS.				
			£.	s.	d.			£.	s.	d.
	Balance from 1823	-				-	-	16,511	1	6
1824	-	-	8,617	12	8	-	-	2,237	10	-
1825	-	-	22,974	12	5	-	-	28,352	-	10
1826	-	-	13,844	6	6	-	-	4,545	7	2
1827	-	-	24,924	19	3	-	-	33,371	3	-
1828	-	-	14,241	18	3	-	-			
1829	-	-	20,926	18	8	-	-	32,798	7	4
1830	-	-	9,589	7	5	-	-			
1831	-	-	18,322	14	11	-	-	33,371	7	-
1832	-	-	12,936	11	1	-	-			
1833	-	-	11,632	14	6	-	-	33,373	15	3
	Balance to 1834	-	26,548	16	5					
			£. 184,560	12	1			184,560	12	1
						By Balance, 1834	-	£. 26,548	16	5

There



There appears to be a Credit at the close of the foregoing Account of		£.	s.	d.	II.
		26,548	16	5	Westminster and part of Middlesex District.
But there is to be set against that Credit, Cash advanced on the Works in Hand under a Special Contract; the Works not having been completed on the 31st December 1833, the Bill could not be received from the Contractor, or charged to the Debit of the District - - - - -		£.	s.	d.	
		6,500	-	-	
Portion of a Rate uncollected on the 31st December 1833 - - - - -		9,625	16	6	
		<hr/>			
		16,125	16	6	
Actual Credit on the 31st December 1833 - - - - -		£.			
		10,422	19	11	
		<hr/>			

RANELAGH SEWER.

YEAR.	CHARGES.				CREDITS.			
		£.	s.	d.		£.	s.	d.
	Balance from 1823	-	11,716	1 10				
1824	- - - - -	-	3,805	17 2	- - - - -	-	4,709	9 7
1825	- - - - -	-	3,172	15 1	- - - - -	-	5,131	18 7
1826	- - - - -	-	9,504	14 -	- - - - -	-	5,420	7 7
1827	- - - - -	-	6,090	2 3	- - - - -	-	5,902	19 1
1828	- - - - -	-	5,664	3 9	- - - - -	-	6,902	11 4
1829	- - - - -	-	5,363	12 8	- - - - -	-	7,207	14 9
1830	- - - - -	-	5,172	3 11	- - - - -	-	7,580	15 10
1831	- - - - -	-	3,370	- 11	- - - - -	-	7,919	4 11
1832	- - - - -	-	3,441	16 10	- - - - -	-	8,578	4 6
1833	- - - - -	-	4,716	10 2	Balance to 1834	- -	2,664	12 5
			62,017	18 7		£.	62,017	18 7
1834	Balance - - -	£.	2,664	12 5				

To the debit which appears on the Account of this district - - -						£.	s.	d.
Is to be added the portion of a rate uncollected on the 31st December 1833 - - - - -						2,664	12	5
						1,222	17	5
Actual Debit on the 31st December 1833 - - -						£.	3,887	9 10

COUNTER'S CREEK SEWER.

YEAR.	CHARGES.				CREDITS.			
		£.	s.	d.		£.	s.	d.
	Balance from 1823	-	3,600	6 7				
1824	- - - - -	-	960	18 5	- - - - -	-	1,725	2 -
1825	- - - - -	-	2,297	11 4	- - - - -	-	1,803	6 7
1826	- - - - -	-	723	15 10	- - - - -	-	1,876	5 8
1827	- - - - -	-	794	1 6	- - - - -	-	2,005	10 11
1828	- - - - -	-	3,083	15 -	- - - - -	-	2,231	11 5
1829	- - - - -	-	1,481	14 9	- - - - -	-	2,540	7 6
1830	- - - - -	-	1,698	19 11	- - - - -	-	2,433	16 3
1831	- - - - -	-	1,439	19 2	- - - - -	-	2,512	11 4
1832	- - - - -	-	1,652	16 5	- - - - -	-		
1833	- - - - -	-	997	6 10	- - - - -	-	2,610	13 6
	Balance to 1834	- -	1,007	19 5				
			£.	19,739 5 2			19,739	5 2
					Balance, 1834	- -	£.	1,007 19 5







CASH EXPENDED.

YEAR.	HEADS OF EXPENDITURE.						TOTAL.
	Eastern Division of the Westminster Sewers.	Western Division of the Westminster Sewers.	Pall Mall Sewer.	Ranelagh Sewer.	Counter's Creek Sewer.	General Disbursements.	
	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1824	2,843 15 4	10,127 14 1	319 18 3	4,860 17 8	1,136 2 6	4,879 13 3	24,168 1 1
1825	2,171 12 8	14,191 16 6	359 2 -	1,817 16 1	2,101 19 8	3,717 17 2	24,360 4 1
1826	2,702 5 4	16,883 19 8	67 14 7	4,268 8 2	357 18 -	5,130 4 3	29,410 10 -
1827	2,080 13 3	9,954 5 2	- -	7,159 11 10	225 12 7	4,085 15 -	23,505 17 10
1828	1,475 - 6	19,625 14 6	- -	2,116 11 1	319 7 1	3,804 2 1	27,340 15 3
1829	11,819 9 8	8,218 16 8	- -	6,065 12 5	2,980 7 5	4,914 7 7	33,998 13 9
1830	2,914 3 2	18,668 18 1	- -	3,700 2 9	949 12 11	4,194 12 -	30,427 8 11
1831	6,134 2 1	10,299 12 6	- -	2,071 6 4	470 3 6	4,667 16 6	23,643 - 11
1832	2,966 11 6	11,161 9 5	- -	1,045 - 4	843 11 2	3,708 - 5	19,724 12 10
1833	9,887 4 11	14,101 11 3	- -	3,792 16 11	1,202 4 9	4,426 5 9	33,410 3 7
£.	44,994 18 5	133,233 17 10	746 14 10	36,898 3 7	10,586 19 7	43,528 14 -	269,989 8 3
Carried to the Account of the Year 1834 - - - -							10,805 14 -
							£. 280,795 2 3

The District of the Pall Mall Sewer having been intersected by the new sewer built for the drainage of the Regent's Park and Regent's-street, and a large portion of that district having been placed by the Act of 43 Geo. 3, c. 121, under the management of Commissioners appointed under the authority of that Act, what remained of the district was subsequently merged, partly in the Eastern and partly in the Western Division of the Westminster Sewers, and the Balance of the Account carried to the credit of the Western Division.

Sewers Office for Westminster and Part of Middlesex, }  
23d April 1834.

John Houseman, Clerk.







Counter's Creek Sewer.	Second Level.									
	St. George Hanover-square, part	14	—	795	—	4	13 5 —	444 14 9	4,671 7 10	208 16 6
	St. Mary Paddington, part	584	—	19,069	—	4	317 16 4	—	—	536 13 8
	Third Level.	—	38	1,503	—	1	6 5 3	—	2 15 —	3,925 17 8
		355	—	13,944	—	2	116 4 —	—	—	—
		—	34	2,590	—	1	10 15 10	—	—	—
		187	—	5,117	—	2	42 12 10	—	—	—
	St. Mary Paddington, part	6,044	186	194,694	—	—	4,226 13 1	—	—	208 3 1
	St. Marylebone, part	—	—	—	—	—	—	—	—	3,714 19 7
	Second and Third Levels, 1 s. 6 d.									
	—	—	—	—	—	—	—	—	—	—
1825. Western Division of the Westminster Sewers.	Second Level.									
	St. Margaret Westminster, part	34	—	1,181	1823	6	29 10 6	—	—	—
	St. Mary Abbott Kensington, part	1,215	—	45,403	—	6	1,135 1 6	—	—	—
	St. Luke Chelsea, part	—	99	6,200	—	1	25 16 8	—	—	—
		500	—	11,075	—	6	276 17 6	—	—	—
		—	18	302	—	1	1 5 2	—	—	—
		322	—	7,785	—	6	194 12 6	—	—	—
	All Saints Fulham, part	—	46	1,439	—	1	5 19 11	—	—	—
	—	2,071	163	73,385	—	—	1,669 3 9	—	—	—
	—	—	—	—	—	—	—	—	—	—
	—	—	—	—	—	—	—	—	—	—
Ranelagh Sewer.	First Level.									
	St. Luke Chelsea, part	3,809	—	101,556	1824	6	2,538 18 —	—	—	—
	St. George Hanover-square, part	607	49	1,280	—	1	5 6 8	—	—	—
		—	—	21,062	—	6	526 11 —	—	—	—
		251	10	382	—	1	1 11 10	—	—	—
		—	—	10,825	—	6	270 12 6	—	—	—
	St. Margaret Westminster, part	—	3	150	—	1	— 12 6	—	—	—
	St. Mary Abbott Kensington, part	550	—	24,302	—	6	607 11 —	—	—	—
		—	44	1,670	—	1	6 19 2	—	—	—
	—	—	—	—	—	—	—	—	—	—
Ranelagh Sewer.	Second Level.									
	St. George Hanover-square, part	14	—	795	—	4	13 5 —	—	—	—
	St. Mary Paddington, part	694	—	25,135	—	4	418 18 4	—	—	—
	Third Level.	—	43	1,435	—	1	5 19 7	—	—	—
		336	—	13,103	—	2	109 3 10	—	—	—
		—	39	2,762	—	1	11 10 2	—	—	—
		235	—	8,564	—	2	71 7 4	—	—	—
	St. Mary Paddington, part	6,496	188	213,021	—	—	4,588 6 11	—	—	—
	St. Marylebone, part	—	—	—	—	—	—	—	—	—
	—	—	—	—	—	—	—	—	—	—

(continued)



DISTRICT ASSESSED.	PARISHES.	Number and Description of Premises assessed.			Date of Paro- chial Return.	Charge upon every Pound Rent.	Amount of Assessment.		Arrears from former Rate.	T O T A L.	Deficiencies allowed by Court of Sewers.	Arrears carried to next Rate.	Amount collected.	Charges of Collection.			Net Amount applicable to the Expense of the District.		
														Stamps for Receipts.	For every Pound col- lected.	Poundage to Collectors			
		Houses and other Premises.	Por- tions of Land.	Rental.			£.	s.	d.	£.	s.	d.	£.			s.	d.	£.	s.
Counter's Creek Sewer.	St. Margaret Westminster, part -	28	—	1,125	1824	6	28	2	6										
	St. Mary Abbot Kensington, part -	1,174	96	45,015	—	6	1,125	7	6										
	St. Luke Chelsea, part -	514	20	11,797	—	6	25	5	2										
	All Saints Fulham, part -	—	—	325	—	1	294	18	6										
		345	—	8,004	—	6	1	7	1										
		—	45	1,270	—	1	200	2	—										
		2,061	161	73,598	—	—	1,680	8	7										
																			</



Counter's Creek Sewer.	St. Margaret Westminster, part -	30	—	1,145	1825	6	28 12 6	94 13 -	1,876 5 8	45 14 -	170 15 4	1,659 16 4	1 9 1	1 1 -	82 19 9	1,575 7 6
	St. Mary Abbott Kensington, part -	{ 1,255	91	48,602	—	6	1,215 1 -									
	St. Luke Chelsea, part -	{ 549	18	12,327	—	6	308 3 6									
	All Saints Fulham, part -	{ 325	—	8,049	—	6	201 4 6									
		{ —	42	1,287	—	1	5 7 3									
1827. Western Division of the Westminster Sewers.		2,159	151	76,977	—	—	1,781 12 8									
	St. Marylebone, part -	7,748	—	509,895	1826	6	12,747 7 6									
	St. George Hanover-square, part -	4,431	—	447,007	—	—	11,175 3 6									
	St. James Westminster -	1,300	—	138,916	—	—	3,472 18 -									
	St. Martin in the Fields, part -	211	—	33,414	—	—	835 7 -									
Ranelagh Sewer.	St. Margaret and St. John Westminster, part -	3,915	—	117,948	—	—	2,948 14 -									
		17,605	—	1,247,180	—	—	31,179 10 -	391 13 -	31,571 3 -	439 2 10	545 17 10	30,586 2 4	47 15 1	- 8	1,019 10 8	29,518 16 7
	First Level.															
	St Luke Chelsea, part -	{ 4,052	—	106,588	1826	6	2,664 14 -							{ First Level, 1 s.		
	St. George Hanover-square, part -	{ 720	42	1,311	—	1	5 9 3									
Counter's Creek Sewer.	St. Margaret Westminster, part -	{ 263	3	11,863	—	6	296 11 6							{ Second and Third Levels, 1 s. 6 d.		
	St. Mary Abbott Kensington, part -	{ 644	—	130	—	1	- 10 10									
	St. George Hanover-square, part -	{ 14	—	795	—	4	13 5 -							{ Second and Third Levels, 1 s. 6 d.		
	St. Mary Paddington, part -	{ 891	—	34,257	—	4	570 19 -									
	St. Marylebone, part -	{ 11	31	997	—	4	6 3 1									
1828. Western Division of the Westminster Sewers.	St. Mary Paddington, part -	405	—	15,289	—	2	127 8 2							{ Second and Third Levels, 1 s. 6 d.		
	St. Marylebone, part -	404	35	2,570	—	1	10 14 2									
		7,404	161	242,450	—	—	5,163 5 3	718 18 10	5,882 4 1	114 16 4	823 5 3	4,944 2 6	3 9 7	—	267 4 5	4,673 8 6
	St. Margaret Westminster, part -	30	—	1,145	1826	6	28 12 6									
	St. Mary Abbott Kensington, part -	{ 1,326	93	50,396	—	6	1,259 18 -									
Counter's Creek Sewer.	St. Luke Chelsea, part -	{ 566	16	12,767	—	6	319 3 6							{ Second and Third Levels, 1 s. 6 d.		
	All Saints Fulham, part -	{ 356	—	7,878	—	6	196 19 -									
		2,278	151	79,417	—	—	1,834 15 7	170 15 4	2,005 10 11	49 5 8	261 2 7	1,695 2 8	1 9 10	1 1 -	84 15 1	1,608 17 9
	First Level.															
	St Luke Chelsea, part -	{ 4,052	—	106,588	1826	6	2,664 14 -							{ First Level, 1 s.		
St. George Hanover-square, part -	{ 720	42	1,311	—	1	5 9 3										
Counter's Creek Sewer.	St. Margaret Westminster, part -	{ 263	3	11,863	—	6	296 11 6							{ Second and Third Levels, 1 s. 6 d.		
	St. Mary Abbott Kensington, part -	{ 644	—	130	—	1	- 10 10									
	St. George Hanover-square, part -	{ 14	—	795	—	4	13 5 -							{ Second and Third Levels, 1 s. 6 d.		
	St. Mary Paddington, part -	{ 891	—	34,257	—	4	570 19 -									
	St. Marylebone, part -	{ 11	31	997	—	4	6 3 1									
1829. Western Division of the Westminster Sewers.	St. Mary Paddington, part -	405	—	15,289	—	2	127 8 2							{ Second and Third Levels, 1 s. 6 d.		
	St. Marylebone, part -	404	35	2,570	—	1	10 14 2									
		7,404	161	242,450	—	—	5,163 5 3	718 18 10	5,882 4 1	114 16 4	823 5 3	4,944 2 6	3 9 7	—	267 4 5	4,673 8 6
	St. Margaret Westminster, part -	30	—	1,145	1826	6	28 12 6									
	St. Mary Abbott Kensington, part -	{ 1,326	93	50,396	—	6	1,259 18 -									
Counter's Creek Sewer.	St. Luke Chelsea, part -	{ 566	16	12,767	—	6	319 3 6							{ Second and Third Levels, 1 s. 6 d.		
	All Saints Fulham, part -	{ 356	—	7,878	—	6	196 19 -									
		2,278	151	79,417	—	—	1,834 15 7	170 15 4	2,005 10 11	49 5 8	261 2 7	1,695 2 8	1 9 10	1 1 -	84 15 1	1,608 17 9
	First Level.															
	St Luke Chelsea, part -	{ 4,052	—	106,588	1826	6	2,664 14 -							{ First Level, 1 s.		
St. George Hanover-square, part -	{ 720	42	1,311	—	1	5 9 3										
Counter's Creek Sewer.	St. Margaret Westminster, part -	{ 263	3	11,863	—	6	296 11 6							{ Second and Third Levels, 1 s. 6 d.		
	St. Mary Abbott Kensington, part -	{ 644	—	130	—	1	- 10 10									
	St. George Hanover-square, part -	{ 14	—	795	—	4	13 5 -							{ Second and Third Levels, 1 s. 6 d.		
	St. Mary Paddington, part -	{ 891	—	34,257	—	4	570 19 -									
	St. Marylebone, part -	{ 11	31	997	—	4	6 3 1									
1830. Western Division of the Westminster Sewers.	St. Mary Paddington, part -	405	—	15,289	—	2	127 8 2							{ Second and Third Levels, 1 s. 6 d.		
	St. Marylebone, part -	404	35	2,570	—	1	10 14 2									
		7,404	161	242,450	—	—	5,163 5 3	718 18 10	5,882 4 1	114 16 4	823 5 3	4,944 2 6	3 9 7	—	267 4 5	4,673 8 6
	St. Margaret Westminster, part -	30	—	1,145	1826	6	28 12 6									
	St. Mary Abbott Kensington, part -	{ 1,326	93	50,396	—	6	1,259 18 -									
Counter's Creek Sewer.	St. Luke Chelsea, part -	{ 566	16	12,767	—	6	319 3 6							{ Second and Third Levels, 1 s. 6 d.		
	All Saints Fulham, part -	{ 356	—	7,878	—	6	196 19 -									
		2,278	151	79,417	—	—	1,834 15 7	170 15 4	2,005 10 11	49 5 8	261 2 7	1,695 2 8	1 9 10	1 1 -	84 15 1	1,608 17 9
	First Level.															
	St Luke Chelsea, part -	{ 4,052	—	106,588	1826	6	2,664 14 -							{ First Level, 1 s.		
St. George Hanover-square, part -	{ 720	42	1,311	—	1	5 9 3										
Counter's Creek Sewer.	St. Margaret Westminster, part -	{ 263	3	11,863	—	6	296 11 6							{ Second and Third Levels, 1 s. 6 d.		
	St. Mary Abbott Kensington, part -	{ 644	—	130	—	1	- 10 10									
	St. George Hanover-square, part -	{ 14	—	795	—	4	13 5 -							{ Second and Third Levels, 1 s. 6 d.		
	St. Mary Paddington, part -	{ 891	—	34,257	—	4	570 19 -									
	St. Marylebone, part -	{ 11	31	997	—	4	6 3 1									
1831. Western Division of the Westminster Sewers.	St. Mary Paddington, part -	405	—	15,289	—	2	127 8 2							{ Second and Third Levels, 1 s. 6 d.		
	St. Marylebone, part -	404	35	2,570	—	1	10 14 2									
		7,404	161	242,450	—	—	5,163 5 3	718 18 10	5,882 4 1	114 16 4	823 5 3	4,944 2 6	3 9 7	—	267 4 5	4,673 8 6
	St. Margaret Westminster, part -	30	—	1,145	1826	6	28 12 6									
	St. Mary Abbott Kensington, part -	{ 1,326	93	50,396	—	6	1,259 18 -									
Counter's Creek Sewer.	St. Luke Chelsea, part -	{ 566	16	12,767	—	6	319 3 6							{ Second and Third Levels, 1 s. 6 d.		
	All Saints Fulham, part -	{ 356														







Ranelagh Sewer.	First Level.										First Level, 1 s.	Second and Third Levels, 1 s. 6 d.	360 - 8	5,962 1 4
	St. Luke Chelsea, part - -	4,177	—	108,230	1828	6	2,705 15 -	790 18 -	7,207 14 9	204 7 7	676 12 -	6,326 15 2	4 13 2	—
	St. George Hanover-square, part -	808	46	1,325	—	1	5 10 5	—	—	—	—	—	—	—
	St. Margaret Westminster, part -	—	6	31,842	—	6	796 1 -	—	—	—	—	—	—	—
	St. Mary Abbott Kensington, part -	275	—	233	—	1	— 19 5	—	—	—	—	—	—	—
	Second Level.	—	3	12,449	—	6	311 4 6	—	—	—	—	—	—	—
	St. George Hanover-square, part -	779	46	154	—	1	— 12 10	—	—	—	—	—	—	—
	St. Mary Paddington, part -	—	—	31,116	—	6	777 18 -	—	—	—	—	—	—	—
	St. Marylebone, part - -	—	—	1,612	—	1	6 14 4	—	—	—	—	—	—	—
	Third Level.	—	—	—	—	—	—	—	—	—	—	—	—	—
	St. Mary Paddington, part -	14	—	820	—	6	20 10 -	—	—	—	—	—	—	—
Counter's Creek Sewer.	St. George Hanover-square, part -	768	—	31,738	—	6	793 9 -	—	—	—	—	—	—	—
	St. Mary Paddington, part -	518	—	13,302	—	4	221 14 -	—	—	—	—	—	—	—
	St. Marylebone, part - -	—	34	1,641	—	1	6 16 9	—	—	—	—	—	—	—
	Third Level.	11	—	362	—	6	9 1 -	—	—	—	—	—	—	—
	St. Mary Paddington, part -	309	—	10,137	—	6	253 8 6	—	—	—	—	—	—	—
	St. Marylebone, part - -	161	—	6,205	—	2	51 14 2	—	—	—	—	—	—	—
	Third Level.	—	33	2,476	—	1	10 6 4	—	—	—	—	—	—	—
	St. Mary Paddington, part -	569	—	17,668	—	6	441 14 -	—	—	—	—	—	—	—
	St. Marylebone, part - -	7	2	175	—	2	1 9 2	—	—	—	—	—	—	—
	Third Level.	—	—	460	—	1	1 18 4	—	—	—	—	—	—	—
	St. Marylebone, part - -	8,396	170	271,945	—	—	6,416 16 9	790 18 -	7,207 14 9	204 7 7	676 12 -	6,326 15 2	4 13 2	—
1830. Eastern Division of the Westminster Sewers.	St. Margaret Westminster, part -	30	—	1,145	1828	6	28 12 6	—	—	—	—	—	—	—
	St. Mary Abbott Kensington, part -	1,622	—	58,376	—	6	1,459 8 -	—	—	—	—	—	—	—
	St. Luke Chelsea, part - -	610	92	5,463	—	1	22 15 3	—	—	—	—	—	—	—
	All Saints Fulham, part - -	—	16	13,156	—	6	328 18 -	—	—	—	—	—	—	—
	Third Level.	364	—	326	—	1	1 7 2	—	—	—	—	—	—	—
	Third Level.	—	41	8,036	—	6	200 18 -	—	—	—	—	—	—	—
	Third Level.	—	—	1,380	—	1	5 15 -	—	—	—	—	—	—	—
	Third Level.	2,626	149	87,882	—	—	2,047 13 11	492 13 7	2,540 7 6	96 10 8	333 4 5	2,110 12 5	2 - 6 1	2,003 1 4
	St. Clement Danes - -	1,879	—	70,805	1829	6	1,770 2 6	—	—	—	—	—	—	—
	St. Mary-le-Strand, part - -	204	—	6,837	—	—	170 18 6	—	—	—	—	—	—	—
	Precinct of the Savoy - -	80	—	5,500	—	—	137 10 -	—	—	—	—	—	—	—
	St. Paul Covent-garden - -	578	—	43,242	—	—	1,081 1 -	—	—	—	—	—	—	—
Ranelagh Sewer.	St. Martin in the Fields, part -	2,458	—	144,185	—	—	3,604 12 6	—	—	—	—	—	—	—
	St. James Westminster, part -	1,940	—	104,308	—	—	2,607 14 -	—	—	—	—	—	—	—
	St. Pancras, part - -	1,327	—	70,941	—	—	1,773 10 6	—	—	—	—	—	—	—
	St. Ann Westminster, part -	1,469	—	75,805	—	—	1,895 2 6	—	—	—	—	—	—	—
	St. Giles & St. George Bloomsbury, part -	2,554	—	97,970	—	—	2,449 5 -	—	—	—	—	—	—	—
	St. Marylebone, part - -	2,383	—	134,629	—	—	3,365 14 6	—	—	—	—	—	—	—
	Third Level.	14,872	—	754,222	—	—	18,855 11 -	167 9 7	19,023 - 6	557 - -	368 4 -	18,097 16 6	18 11 8	603 5 1
	Third Level.	—	—	—	—	—	—	—	—	—	—	—	—	—
	Third Level.	—	—	—	—	—	—	—	—	—	—	—	—	—
	Third Level.	—	—	—	—	—	—	—	—	—	—	—	—	—
	Third Level.	—	—	—	—	—	—	—	—	—	—	—	—	—
	Third Level.	—	—	—	—	—	—	—	—	—	—	—	—	—
Ranelagh Sewer.	First Level.	4,258	—	107,051	1829	6	2,676 5 6	—	—	—	—	—	—	—
	St. Luke Chelsea, part - -	—	53	1,415	—	1	5 17 11	—	—	—	—	—	—	—
	St. George Hanover-square, part -	852	—	39,781	—	6	994 10 6	—	—	—	—	—	—	—
	St. Margaret Westminster, part -	—	6	154	—	1	— 12 10	—	—	—	—	—	—	—
	St. Mary Abbott Kensington, part -	278	—	13,316	—	6	332 18 -	—	—	—	—	—	—	—
Ranelagh Sewer.	First Level.	819	—	154	—	1	— 12 10	—	—	—	—	—	—	—
	St. Luke Chelsea, part - -	—	43	32,595	—	6	814 17 6	—	—	—	—	—	—	—
	St. George Hanover-square, part -	—	—	1,543	—	1	6 8 7	—	—	—	—	—	—	—
	St. Margaret Westminster, part -	—	—	—	—	—	—	—	—	—	—	—	—	—
	St. Mary Abbott Kensington, part -	—	—	—	—	—	—	—	—	—	—	—	—	—

(continued)



## APPENDIX TO REPORT FROM

DISTRICT ASSESSED.	PARISHES.	Number and Description of Premises assessed.			Date of Paro- chial Return.	Charge upon every Pound Rent.	Amount of Assessment.	Arrears from former Rate.	TOTAL.	Deficiencies allowed by Court of Sewers.	Arrears carried to next Rate.	Amount collected.	Charges of Collection.			Net Amount applicable to the Expense of the District.
													Stamps for Receipts.	Poundage to Collectors		
														For every Pound col- lected.	Amount.	
Ranelagh Sewer— (continued.)	Second Level.															
	St. George Hanover-square, part	14	£. 820	1829	d. 6	£. s. d.	20 10 -	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
	St. Mary Paddington, part	{ 1,050	39,790	—	6	—	994 15 -	—	—	—	—	—	—	—	—	—
	St. Marylebone, part	{ 422	9,156	—	4	—	152 12 -	—	—	—	—	—	—	—	—	—
		{ —	1,579	—	1	—	6 11 7	—	—	—	—	—	—	—	—	—
		{ 11	362	—	6	—	9 1 -	—	—	—	—	—	—	—	—	—
	Third Level.															
	St. Luke Chelsea, part	9	80	—	2	—	— 13 4	—	—	—	—	—	—	—	—	—
	St. Mary Paddington, part	{ 301	396	—	1	—	1 13 -	—	—	—	—	—	—	—	—	—
		{ 170	10,601	—	6	—	265 - 6	—	—	—	—	—	—	—	—	—
Counter's Creek Sewer.	St. Margaret Westminster, part	30	1,230	1829	6	—	30 15 -	—	—	—	—	—	—	—	—	—
	St. Mary Abbott Kensington, part	{ 1,633	60,196	—	6	—	1,504 18 -	—	—	—	—	—	—	—	—	—
	St. Luke Chelsea, part	{ 627	5,354	—	1	—	22 6 2	—	—	—	—	—	—	—	—	—
		{ —	13,105	—	6	—	327 12 6	—	—	—	—	—	—	—	—	—
		{ —	469	—	1	—	1 19 1	—	—	—	—	—	—	—	—	—
		{ 361	8,248	—	6	—	206 4 -	—	—	—	—	—	—	—	—	—
		{ —	1,645	—	1	—	6 17 1	—	—	—	—	—	—	—	—	—
		2,651	90,247	—	—	—	2,100 11 10	333 4 5	2,433 16 3	79 8 5	332 10 3	2,021 7 7	1 17 1	101 1 4	1,918 9 2	—
	St. Marylebone, part	8,280	543,330	1830	6	—	13,583 5 -	—	—	—	—	—	—	—	—	—
	St. George Hanover-square, part	4,664	474,905	—	—	—	11,872 12 6	—	—	—	—	—	—	—	—	—
1831. Western Division of the Westminster Sewers.	St. James Westminster, part	1,215	134,339	—	—	—	3,358 9 6	—	—	—	—	—	—	—	—	—
	St. Martin in the Fields, part	165	36,315	—	—	—	907 17 6	—	—	—	—	—	—	—	—	—
	St. Margaret and St. John Westminster, part	4,246	125,552	—	—	—	3,138 16 -	—	—	—	—	—	—	—	—	—
		18,570	1,314,441	—	—	—	32,861 - 6	485 6 6	33,346 7 -	357 2 4	1,134 3 6	31,855 1 2	48 10 5	1,061 16 6	30,744 14 3	—



[illegible]

(continued)



DISTRICT ASSESSED.	PARISHES.	Number and Description of Premises assessed.			Date of Parochial Return.	Charge upon every Pound Rent.	Amount of Assessment.			Deficiencies allowed by Court of Sewers.	Arrears carried to next Rate.	Amount collected.	Charges of Collection.		Net Amount applicable to the Expense of the District.
		Houses and other Premises.	Portions of Land.	Rental.			£.	s.	d.				Stamps for Receipts.	Poundage to Collectors For every Pound collected.	
Ranelagh Sewer— (continued.)	Third Level.			£.	1831	d.	£.	s.	d.						
	St. Luke Chelsea, part	12	—	124	—	2	1	—	8						
		—	2	360	—	1	1	10	—						
	St. Mary Paddington, part	361	—	11,952	—	6	298	16	—						
		157	—	5,255	—	2	43	15	10						
1833. Western Division of the Westminster Sewers.	St. Marylebone, part	—	44	2,106	—	1	8	15	6						
		893	—	25,415	—	6	635	7	6						
		44	—	3,784	—	2	31	10	8						
		9,856	183	325,550	—	—	7,749	4	8						
							828	19	10						
1833. Eastern Division of the Westminster Sewers.	St. Marylebone, part	8,545	—	562,384	1832	6	14,959	12	—						
	St. George Hanover-square, part	4,542	—	477,532	—	—	11,938	6	—						
	St. James Westminster, part	1,253	—	105,890	—	—	2,647	5	—						
	St. Martin in the Fields, part	11	—	5,972	—	—	149	6	—						
	St. Margaret and St. John Westminster, part	4,161	—	139,019	—	—	3,475	9	6						
1833. Counter's Creek Sewer.	St. Clement Danes	1,928	—	72,113	1832	6	32,269	18	6						
	St. Mary-le-Strand	249	—	12,523	—	—	1,802	16	6						
	Precinct of the Savoy	81	—	3,685	—	—	313	1	6						
	St. Paul Covent-garden	566	—	41,603	—	—	92	2	6						
	St. Martin in the Fields, part	2,338	—	169,911	—	—	1,040	1	6						
1833. Counter's Creek Sewer.	St. James Westminster, part	2,067	—	84,130	—	—	4,247	15	6						
	St. Ann Westminster, part	1,467	—	75,663	—	—	2,103	5	—						
	St. Giles & St. George Bloomsbury, part	2,419	—	95,540	—	—	1,891	11	6						
	St. Pancras, part	1,364	—	72,179	—	—	2,388	10	—						
	St. Marylebone, part	2,305	—	119,980	—	—	1,804	9	6						
1833. Counter's Creek Sewer.	St. Margaret Westminster, part	28	—	1,255	1832	6	18,683	3	6						
	St. Mary Abbott Kensington, part	1,679	95	64,163	—	6	31	7	6						
		642	19	13,176	—	6	1,604	1	6						
		407	—	521	—	1	21	8	6						
	All Saints Fulham, part	—	53	9,108	—	6	329	8	—						
TOTAL.		2,756	167	95,281	—	—	2,224	2	7						
							386	10	11						
							19,081	18	—						
							2,610	13	6						

John Houseman, Clerk.

Sewers Office for Westminster and Part of Middlesex,  
23d April 1834.



## 14.—VENTILATION OF SEWERS.

## II.

LETTER from the Rev. *W. H. Walker* to *Henry George Ward*, Esq., Chairman.Westminster and  
part of Middlesex  
District.

Sir,

St. George's Place, 28th April 1834.

WHEN I attended at your Committee on the 23d instant, you expressed a desire that I should communicate the results of some experiments I had made for the purpose of ascertaining the velocity of currents of air at different temperatures in flues of different heights. These experiments were made for a purpose in no way whatever connected with that to which they are now applied; but they are very important in this light, inasmuch as they establish the fact, that what has been asserted of the effects likely to be produced by the plan of ventilating the sewers, proposed by Mr. Fuller, is confirmed by the conclusion deducible from these experiments.

I may therefore observe, in the first place, that the object I had in view in making these experiments, was to ascertain how far the velocity of currents of air, under certain circumstances, determined theoretically, agreed with the velocity determined practically. If it is found that in a few cases, under very different circumstances, these results very nearly agree, then it is fair to infer that what the theory predicts of the case in question may also be safely relied on.

*Experiment 1.*—In this case, the height of the chimney was 30 feet. The temperature of the issuing current was 84 degrees; and the temperature of external air was 50 degrees.

The velocity of issuing current, as observed, was 9 feet per second.

Ditto - - - ditto - - - calculated\*, is 11 feet per second.

And if this be diminished by one-fifth, (which is usually allowed for friction,) the agreement between the observed and the calculated result is very close.

*Experiment 2.*—In this case, the height of the chimney was 74 feet. The temperature of the issuing current, 155 degrees; the temperature of the external air, 50 degrees.

The velocity of the issuing current, as observed, 25  $\frac{1}{2}$  feet per second.

Ditto - - - ditto - - - as calculated, 31 feet per second.

This again diminished by one-fifth agrees very nearly with the observed velocity.

*Experiment 3.*—In this case, the height of the chimney was 76 feet. The temperature of the issuing current, 98 degrees. The temperature of the external air, 50 degrees.

The velocity of the issuing current, as observed, was 15  $\frac{1}{2}$  feet per second.

Ditto - - - ditto - - - as calculated - 21 - - ditto.

This diminished by one-fifth agrees nearly with the observed velocity.

These results are sufficient to show that the velocities calculated from the formula are sufficiently accurate for most practical purposes; the disagreement between the theoretical and practical results not being greater than might be expected from the nature of the experiments.

The accuracy of the formula being thus verified, it may be applied to ascertain the velocity of air, at the temperature of 180 degrees, issuing from a chimney 81 feet high, the external temperature being 60 degrees.

The velocity determined from these conditions, after reduction for friction, is about 27 feet per second; and if any reliance can be placed on the foregoing experiments, this velocity may be depended on as sufficiently near the truth.

The question then is, what effect would a chimney in which these conditions were fulfilled, have upon a sewer with which it should be connected, so that the combustion of the fuel should be supported altogether by the air contained in the sewer? If the opening at the top of the chimney should contain 4 square feet, then the quantity of air discharged in one second would evidently be  $4 \times 27$ , or 108 cubic feet; that is, it would discharge 388,800 cubic feet in an hour. Now if the vertical transverse section of the sewer should be 6 feet by 5 feet, then the length of sewer which would contain the above number of cubic feet is 4,320 yards, or about 2  $\frac{1}{2}$  miles.

The effect then of this chimney would be to cause a current of air to move towards the fire, through the whole length of the sewer, at the rate of 2  $\frac{1}{2}$  miles per hour. This motion takes place in virtue of a law quite as unalterable as the law of gravity itself, indeed it is a consequence of this law; and therefore it seems to me quite as unreasonable to suppose that the air under these circumstances will not move towards the fire, as it would be to question whether the water in the sewer would in virtue of its gravity descend towards the river. Supposing, however, that the motion takes place, the result must be, that when the supply of fresh air is at the opposite end of the sewer to the fire, all the noxious gases, and what is of infinitely greater importance, all the pestilential miasma, must pass through the fire and be decomposed. The degree to which this decomposition takes place must depend

\* The formula employed in this calculation is,

$$V^2 = 2 G \left( \frac{t_2 - t_1}{m + t_1} \right) h$$

Where  $V$  = the velocity required.

$2 G$  = 64.333.

$t_2$  = temperature of issuing current.

$t_1$  = temperature of external air.

$m$  = 480.

and  $h$  = height of the chimney.



depend on the construction of the furnace: at all events, whatever passes without being decomposed, will be thrown into the atmosphere at an elevation of 80 or 100 feet, and at a high temperature, and will in consequence be quickly carried away, and become so much diluted as to be rendered perfectly innoxious.

But in all this it is supposed that the fire burns sufficiently freely to keep up the required temperature. I here therefore state the only fear I entertain of the complete success of the plan; it is this, that air supplied entirely from the sewer may not be sufficiently pure to support combustion to the extent required. I mention this, not because I attach much weight to it, but because it is proper that every objection that can be offered should be fairly stated. Whether the objection is serious or not, can only be ascertained by experiment.

In

III. - - - - -

HOLBORN AND FINSBURY DIVISION. - - - - -

III.  
Holborn and  
Finsbury Division.

1.—A RETURN containing an Account of all SUMS rated within *Holborn* Division by the 1st of January 1824 and the 31st December 1833; distinguishing the Amount under distinct and separate Heads of Works,

YEARS.	AMOUNT of RATES.	At what Rate per Pound Assessed.	DEFICIENCIES thereon.*	AMOUNT Collected.
	£. s. d.		£. s. d.	£. s. d.
1824 - - -	7,540 5 9	at threepence -	1,055 17 5	6,484 8 4
1825 - - -	15,896 16 -	at sixpence -	2,412 13 7	13,484 2 5
1826 - - -	- no rate -	- - -	- - -	- - -
1827 - - -	- ditto -	- - -	- - -	- - -
1828 - - -	15,804 14 6	at sixpence -	- - -	- - -
1829 - - -	- no rate -	- - -	- - -	- - -
1830 - - -	- ditto -	- - -	- - -	- - -
1831 - - -	15,275 11 6	at sixpence -	1,492 10 4	13,789 2 2
1832 - - -	- no rate -	- - -	- - -	- - -
1833 - - -	15,103 13 6	at sixpence -	now collecting	- - -

EXPENDITURE. - - - - -				
ESTABLISHMENT.				
Rate Books, Expenses of preparing them for the Collectors, and Payments to the Vestry Clerks for Copies of the Poor's Rates.	Charges for Printing, including the annual publication of the Accounts, Forms of Rates, Books, Warrants and other Documents.	Stationery, and binding Rate Books, Books of Accounts, &c.	Repairs of Commissioners' Office.	Rent, Taxes, and Expenses for Commissioners' Office, including Coals, Articles of Furniture.
£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
56 - -	30 16 -	48 13 -	65 3 -	92 9 -
13 13 -	66 14 -	64 4 1	- - -	68 - -
77 10 6	51 2 -	72 7 1	17 9 -	100 7 5
- - -	36 - 6	51 10 3	- - -	90 17 7
77 10 6	54 6 6	62 - -	200 - -†	95 14 11
- - -	45 12 -	55 - 3	357 9 10	105 11 11
- - -	38 14 -	27 11 5	514 18 8	187 3 8
42 10 6	84 18 6	45 19 8	76 19 9	79 18 3
35 - -	26 11 -	22 15 6	180 9 -	76 11 7
39 18 -	59 5 6	54 9 1	11 6 8	76 6 -

\* The deficiencies arise from relief given to parties for unoccupied land and houses, or being houses separately assessed, but paid for by the landlords at a composition, also included in the miles from the city of London); and also for Lincoln's Inn, all which is assessed, but not  
† Upon the renewal of the lease of the Commissioners' office in 1828, sundry repairs and necessary, and a strong room erected for the deposit of the records and documents of the



In conclusion, I can only observe, that if it is desirable, on account of the health of the public, that some means of carrying off the offensive and prejudicial products of the sewers should be adopted, I cannot conceive any method more simple and more likely to prove efficient than that proposed by Mr. Fuller. No one I presume would advise that a plan of this kind should be carried into effect extensively, without some practical proof of its efficiency; but I apprehend that a single experiment on one of the longest sewers that could be selected would be sufficient to ascertain the real merits of the plan. The only question is, whether the importance of the subject is sufficient to justify the expense of the experiment.

I have, &c.

(signed) W. H. Walker.

III.

HOLBORN AND FINSBURY DIVISION.

COMMISSIONERS of SEWERS for the *Holborn* and *Finsbury* Divisions, *Middlesex*, between the Collected; the Rate per Pound Assessed; and how the same has been Expended, Establishment, Contingent Expenses, &c. in each Year.

III.  
Holborn and  
Finsbury Division.

At what Rate per Pound Collected.	EXPENDITURE. - - - -			
	Collectors' Poundage and Expenses for Stamps and Brokers.	WORKS.	ESTABLISHMENT. - -	
			Officers' Salaries, and Allowance in lieu of Fees.	Expense of preparing Contracts, Bonds, Law and Parliamentary Charges.
	£. s. d.	£. s. d.	£. s. d.	£. s. d.
at sixpence -	347 2 6	4,018 9 2	594 2 7	65 - 11
at sixpence -	724 17 6	3,014 16 8	616 13 5	53 9 3
- - -	- - -	3,173 4 10	598 13 7	33 1 3
- - -	- - -	3,470 6 11	595 7 11	41 18 -
at sixpence -	- - -	4,773 14 6	611 13 1	27 - -
- - -	- - -	1,935 19 5	542 9 4	60 14 6
- - -	- - -	2,633 14 11	607 19 4	71 8 11
at sixpence -	703 3 4	3,489 7 10	657 3 4	60 11 -
- - -	- - -	5,819 18 5	587 16 8	40 8 6
- - -	- - -	2,720 8 6	507 17 8	52 10 -

EXPENDITURE.

Sundry Expenses under £. 5. paid by the Clerks, including Weekly Wages of Housekeeper and Clerks of the Works.	Preparing General Plans of the Sewers, including the Exploring of the same, and Surveying Instruments.	Remunerations to Persons receiving Damage from the Sewers.	Contingent Expenses attending the Commissioners' Meetings, under the Act 54 Geo. 3, c. 219.	TOTAL of EXPENDITURE.
£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
120 - -	59 6 6	- - -	207 15 1	5,704 17 9
170 - -	141 6 -	- - -	217 5 8	5,150 19 7
275 - -	53 17 6	- - -	207 3 6	4,659 16 8
50 - -	148 11 10	- - -	175 13 6	4,660 6 6
118 - 7	15 15 -	35 19 6	152 13 11	6,224 8 6
145 16 7 ¼	13 - -	5 - -	165 19 8	3,432 13 6 ¼
144 14 - ½	18 6 9	9 - -	161 11 6	4,415 3 2 ½
149 6 5	- - -	- - -	178 9 6	4,865 4 9
229 6 10 ½	- - -	- - -	163 2 5	7,181 19 11 ½
236 3 5	- - -	- - -	186 18 9	3,945 3 7

over-rated; for houses assessed while in progress of building; deductions allowed in respect of amount of rate; and for property situate beyond the present rating by the commission (viz. two collected. alterations, for more commodiously carrying on the business of the commission, were found commission.

0.28.



III.  
Holborn and  
Finsbury Division.

2.—A RETURN containing an Account of all SUMS rated within *Finsbury* Division by the 1st of January 1824 and the 31st December 1833; distinguishing the Amount under distinct and separate of Heads of Works,

YEARS.	AMOUNT of RATES.	At what Rate per Pound Assessed.	DEFICIENCIES thereon *.	AMOUNT Collected.
	£. s. d.		£. s. d.	£. s. d.
1824 - - -	13,076 3 6	at sixpence -	1,567 7 7	11,508 15 11
1825 - - -	13,482 7 -	at sixpence -	1,444 6 6	12,038 - 6
1826 - - -	- no rate -	- - -	- - -	- - -
1827 - - -	14,848 16 6	at sixpence -	2,234 18 3	12,613 18 3
1828 - - -	- no rate -	- - -	- - -	- - -
1829 - - -	15,471 6 9	at sixpence -	2,564 14 6	12,906 12 3
1830 - - -	- no rate -	- - -	- - -	- - -
1831 - - -	14,578 5 2	at sixpence -	1,462 19 6	13,241 18 8
1832 - - -	- no rate -	- - -	- - -	- - -
1833 - - -	15,374 18 -	now collecting -	- - -	- - -

EXPENDITURE.				
ESTABLISHMENT.				
Rate Books, Expenses of preparing them for the Collectors, and Payments to the Vestry Clerks for Copies of the Poor's Rates.	Charges for Printing, including the Annual Publication of the Accounts, Forms of Rates, Books, Warrants and other Documents.	Stationery, and Binding Rate Books, Books of Accounts, &c.	Repairs of Commissioners' Office.	Rent, Taxes, and Expenses for Commissioners' Office, including Coals, Articles of Furniture.
£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
77 - -	76 18 6	64 13 5	65 3 -	92 8 10
39 8 6	73 6 6	65 1 10	- - -	68 - -
47 5 -	45 11 6	76 - 11	17 9 -	100 13 5
82 5 -	57 - -	65 5 3	- - -	90 17 7
- - -	77 2 -	87 12 -	- - -	95 14 11
82 5 -	68 7 6	72 5 3	557 9 10†	105 11 11
- - -	75 14 -	46 3 11	541 10 6	187 3 8
42 - -	81 9 -	50 18 4	76 19 9	79 18 3
- - -	53 1 -	25 1 -	180 9 -	76 11 7
77 - -	59 12 -	49 5 4	11 16 8	76 6 -

\* The deficiencies arise from relief given to parties for unoccupied land and houses, or being houses separately assessed, but paid for by the landlords at a composition, also included in the miles from the City of London,) assessed, but not collected.

† Upon the renewal of the lease of the Commissioners' office in 1828, sundry repairs and necessary, and a strong room erected for the deposit of the records and documents of the



COMMISSIONERS OF SEWERS for the *Holborn* and *Finsbury* Divisions, *Middlesex*, between the Collected; the Rate per Pound Assessed; and how the same has been Expended, Establishments, Contingent Expenses, &c. in each Year.

III.  
Holborn and  
Finsbury Division.

At what Rate per Pound Collected.	EXPENDITURE. - - - -			
	Collectors' Poundage and Expenses for Stamps and Brokers.	WORKS.	ESTABLISHMENT. - -	
			Officers' Salaries, and Allowance in lieu of Fees.	Expense of preparing Contracts, Bonds, Law and Parliamentary Charges.
	£. s. d.	£. s. d.	£. s. d.	£. s. d.
at sixpence -	637 - 1	4,882 14 2	605 18 1	55 6 11
at sixpence -	658 15 3	4,277 14 -	613 15 5	59 15 9
- - -	- - -	2,262 18 2	598 13 4	19 8 3
at sixpence -	687 5 2	4,916 16 -	609 15 5	66 3 -
- - -	- - -	6,019 18 4	612 17 2	41 3 6
at sixpence -	649 15 3	4,788 8 6	617 11 9	65 19 6
- - -	- - -	4,677 1 9	581 17 4	73 - 5
at sixpence -	667 2 5	2,859 18 10	700 2 4	63 17 6
- - -	- - -	4,732 2 10	619 17 4	32 9 6
- - -	- - -	4,713 6 1	597 7 4	40 16 6

- - - - - EXPENDITURE.

Sundry Expenses under £.5. paid by the Clerks, including Weekly Wages of Housekeeper and Clerks of the Works.	Preparing General Plans of the Sewers, including the Exploring of the same, and Surveying Instruments.	City of London Rent, paid under an Act 18 G. 3, for the use of the Finsbury Prebendal Estate Sewer at £.150. per Annum.	Remunerations to Persons receiving Damage from the Sewers.	Contingent Expenses attending the Commissioners' Meetings, under the Act 54 Geo. 3, c. 219.	TOTAL of EXPENDITURE.
£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
110 - -	229 8 6	150 - -	- - -	207 15 1	7,254 6 7
98 19 2	122 8 -	150 - -	- - -	218 17 2	6,446 1 7
195 - -	108 2 6	150 - -	62 - -	206 8 6	3,889 10 7
50 - -	193 4 6	150 - -	- - -	175 13 6	7,144 5 5
234 7 4	23 5 -	150 - -	16 15 8	152 13 11	7,511 9 10
213 10 5 1/4	3 7 -	150 - -	2 - -	165 19 8	7,542 11 7 1/4
148 16 4	12 - 9	225 - -	20 10 -	161 11 6	6,754 10 2
176 18 2 3/4	- - -	- - -	- - -	178 9 6	4,310 11 8 3/4
186 17 3 1/2	- - -	225 - -	5 - -	163 2 5	6,299 11 11 1/2
271 12 3 1/2	60 7 7	150 - -	- - -	186 18 9	6,294 8 6 1/2

over-rated; for houses assessed while in progress of building; deductions allowed in respect of amount of rate; and for property situate beyond the present rating by the commission, (viz. two alterations, for more commodiously carrying on the business of the commission, were found commission.



III.  
Holborn and  
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3.—AN ACCOUNT of the Amount and Collection by the Sewers' Rates Assessments,  
for the Year 1833.

HOLBORN DIVISION.

*Gray's-Inn-lane Sewer.*

	£.	s.	d.		£.	s.	d.
To amount of a rate made the				By amount collected on the rate			
25th day of January 1833,				made the 25th day of Jan.	5,570	—	—
at 6d. in the Pound -	- 6,855	1	—	By ditto to be collected	- 1,285	1	—
	<u>£. 6,855</u>	1	—		<u>£. 6,855</u>	1	—

*Holborn Sewer.*

	£.	s.	d.		£.	s.	d.
To amount of a rate made the				By amount collected on the rate			
25th day of January 1833,				made the 25th day of Jan.	2,200	—	—
at 6d. in the Pound -	- 2,819	6	—	By ditto to be collected	- 619	6	—
	<u>£. 2,819</u>	6	—		<u>£. 2,819</u>	6	—

*Leather-lane, Bridge-row and Brook-street Sewer.*

	£.	s.	d.		£.	s.	d.
To amount of a rate made the				By amount collected on the rate			
25th day of January 1833,				made the 25th day of Jan.	500	—	—
at 6d. in the Pound -	- 617	4	—	By ditto to be collected	- 117	4	—
	<u>£. 617</u>	4	—		<u>£. 617</u>	4	—

*Northern Sewer.*

	£.	s.	d.		£.	s.	d.
To amount of a rate made the				By amount collected on the rate			
25th day of January 1833,				made the 25th day of Jan.	1,810	—	—
at 6d. in the Pound -	- 2,529	14	—	By ditto to be collected	- 719	14	—
	<u>£. 2,529</u>	14	—		<u>£. 2,529</u>	14	—

*Field-lane Sewer.*

	£.	s.	d.		£.	s.	d.
To amount of a rate made the				By amount collected on the rate			
25th day of January 1833,				made the 25th day of Jan.	410	—	—
at 6d. in the Pound -	- 618	1	—	By ditto to be collected	- 208	1	—
	<u>£. 618</u>	1	—		<u>£. 618</u>	1	—

*Southampton Estate Sewer.*

	£.	s.	d.		£.	s.	d.
To amount of a rate made the				By amount collected on the rate			
25th day of January 1833,				made the 25th day of Jan.	840	—	—
at 6d. in the Pound -	- 1,141	12	—	By ditto to be collected	- 301	12	—
	<u>£. 1,141</u>	12	—		<u>£. 1,141</u>	12	—

*Chancery-lane Sewer.*

	£.	s.	d.		£.	s.	d.
To amount of a rate made the				By amount collected on the rate			
25th day of January 1833,				made the 25th day of Jan.	360	—	—
at 6d. in the Pound -	- 522	15	6	By ditto to be collected	- 162	15	6
	<u>£. 522</u>	15	6		<u>£. 522</u>	15	6



## FINSBURY DIVISION.

*St. James, Clerkenwell, Sewer.*

### III. Holborn and Finsbury Division.

	£.	s.	d.
To balance of a rate made 22d July 1831, and uncollected at Christmas 1832 - -	471	14	11
To amount of a rate made 26th July 1833, at 6 <i>d.</i> in the Pound - - -	-3,481	1	3
	<hr/>		
	<u>£. 3,952</u>	16	2

	£.	s.	d.
By amount collected on the balance of rate made 22d July 1831 - - -	56	14	1
By amount for houses empty	176	9	-
By amount relieved on appeal	54	-	8
By amount for houses beyond the supposed limits - -	5	14	-
By error in overcasting rate-book - - - -	20	-	-
By amount for stamps - -	-	11	8
By amount for poundage on the sum of 3,165 <i>l.</i> 11 <i>s.</i> 3 <i>d.</i> , the amount collected -	158	5	6
By amount collected on the rate made 26th July 1833	1,000	-	-
By amount uncollected at Christmas 1833 - -	-2,481	1	3
	<hr/>		
	<u>£. 3,952</u>	16	2

*St. John, Clerkenwell, Sewer.*

[illegible]

*St. Luke's Sewer.*

	£.	s.	d.
To balance of a rate made 22d July 1831, and uncollected at Christmas 1832 - -	950	13	-
To amount undercast - -	5	-	-
To amount of rate made 26th July 1833, at 6d. in the Pound - - -	4,024	8	6
<hr/>			
	£.4,980	1	6

	£.	s.	d.
By amount collected on the balance of rate made 22d July 1831 - - -	270	-	-
By amount for houses empty	252	3	-
By amount relieved on appeal	29	17	3
By amount for houses compounded for, being doubly assessed - - -	183	18	-
By amount paid for stamps -	2	6	1
By amount for poundage on the sum of 3,189 <i>l.</i> 14 <i>s.</i> 9 <i>d.</i> , being the amount collected	159	19	9
By amount due from the securities of the late collector -	57	8	11
By amount collected on the rate made 26th July 1833 -	1,100	-	-
By amount uncollected at Christmas 1833 - -	2,924	8	6
<hr/>			
	£.4,980	1	6







## [39]

4.—AN ACCOUNT of the Sums expended by the Commissioners of Sewers, in the Year 1833, and to whom and for what Purposes the same have been paid.

### Names and Residences of Contractors and Workmen.

Names and Residences of Contractors and Workmen.	Amount paid from 25 Dec. 1832, to 25 Dec. 1833.
	£. s. d.
The clerks, a moiety of salary, and amount of charges and disbursements for one year, to Michaelmas 1833, including the preparing of a new rate	307 10 -
The surveyor to this division, the amount of his salary and charges for one year, to Michaelmas 1833 - - - - -	183 12 6
The summoner and crier, a moiety of salary and disbursements for one year, to Michaelmas 1833 - - - - -	29 5 4
The office-keeper, moiety of salary for one year, to Michaelmas 1833 -	50 - -
The late inspector to this division, James Blackburn, the amount of his salary to 25th February 1833 - - - - -	56 13 4
Ditto, gratuity for extra services - - - - -	10 - -
John Roe, the present inspector, moiety of amount of salary to Michaelmas 1833 - - - - -	18 15 -
James Mansfield, of Little James-street, Bedford-row, contractor for the repair, &c. of sewers in Holborn Division, the amount of his bills for works done, to the 30th June 1833 - - - - -	1,113 7 5
Ditto, for repairs and works at the Commissioners' office in 1832 and 1833	19 6 5
Ditto, for building a new sewer in Bloomsbury-square, by contract -	423 2 5
Henry Johnson, of Woodbridge House, Clerkenwell, contractor, for incidental work done in the repair of sewers in Holborn Division, to Midsummer 1833 - - - - -	8 1 9
Ditto, on account of the moiety of the expense of further covering over a part of the River Fleet sewer, in Coldbath-fields, near the house of correction, by contract, and other works connected therewith - - -	150 - -
Ditto, the balance for repairs and works at the Commissioners' office in 1831 - - - - -	39 5 3
William Sowter, of Golden-lane, St. Luke's, for building a new sewer in Tavistock-square, by contract - - - - -	228 5 2
George Cabball, Esq., of Kensington, the balance of the amount allowed him for building a new sewer in Saffron-hill - - - - -	46 - -
Edward Ward, of Mary-street, Hampstead-road, receiver of the estate of the late Thomas Speckman, the amount allowed him for lowering the sewer in Rutland-street, Hampstead-road - - - - -	23 - -
Robert, William, and George Webb, of St. John's-lane, Clerkenwell, the balance for arching over a further part of the River Fleet in Coldbath-fields, by contract - - - - -	72 11 9
John Henry Eldred, of Bleeding-heart-yard, Hatton Garden, for building a new sewer in Silver-street, Bloomsbury, by contract - - - - -	157 5 7

o.28. e 4 (continued)



III.  
Holborn and  
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## Names and Residences of Contractors and Workmen.

Amount paid from  
25 Dec. 1832,  
to 25 Dec. 1833.

	£.	s.	d.
John Henry Eldred, for building a new sewer in Weston-street and Brill-row, St. Pancras, by contract - - - - -	633	13	4
Ditto - - - for ditto - - - in Little Gray's-Inn-lane, by contract -	177	8	11
Thomas Southgate, of Old North-street, Red Lion-square, the balance for building a new line of sewer in Guildford-street, by contract - -	147	-	-
Ditto, for building a new sewer in Wilmot-street, Brunswick-square, by contract - - - - -	240	-	-
Ditto - - - for ditto - - - in Compton-place, ditto, by contract -	273	-	-
Joseph Cable, of Ray-street, Clerkenwell, the amount of his bill for cast-iron sewer-grates and iron work, to Midsummer 1833 - - -	43	3	6
Elizabeth Sheppard, of Clerkenwell-green, a moiety of her bill, for contingent expenses of the Commissioners' meetings for one year, to Midsummer 1833 - - - - -	180	19	4
Luke Thomas Flood, esq. of Chelsea, a year's ground rent of the Commissioners' office, to Midsummer 1833 - - - - -	45	-	-
Moiety of assessed taxes for the Commissioners' office, to the 10th October 1833 - - - - -	16	6	6
James Walker, of Hatton-wall, for water-boots for inspectors and clerks of the works - - - - -	10	8	-
Elizabeth Day, of Rutland Wharf, Upper Thames-street, for coals furnished at the Commissioners' office, to Midsummer 1833 - - -	15	2	-
John Rider, of Little Britain, for printing, to Midsummer 1833 - -	49	1	-
Alexander Milne, of High Holborn, for stationery and books, to 31st October 1832 - - - - -	6	11	4
Richard Spencer, of ditto, for ditto, to Midsummer 1833 - - -	59	9	-
James Launder, jun. of Gray's-Inn-lane, for painting, plumbing and glazing work, done at the Commissioners' office, to Midsummer 1833 -	22	4	3
The following Vestry-clerks for copies of Poor's Rates; viz.			
Tims and Scadding, of St. Pancras - - - - -	13	13	-
John Singleton Taylor, of St. Andrew Holborn, above the Bars, and St. George the Martyr, Queen-square - - - - -	10	10	-
T. D. Robinson, of St. Giles and St. George Bloomsbury - - -	10	10	-
Thomas Hammond, of Saffron Hill Liberty of St. Andrew, Holborn -	5	5	-
To the Clerks for the following Payments; viz.			
Parochial taxes and insurance for the office - - - - -	23	5	7
Charles Wright, clerk of the works - - - - -	89	5	-
John Fletcher, assistant clerk of the works - - - - -	14	15	6
George Roe, acting clerk of the works - - - - -	14	-	-
Postage and coach-hire for Commissioners to view sewers - - -	12	1	2
Housekeeper's wages, and disbursements for office - - - - -	30	12	-
Advertisements for contracts, making rates, &c. and newspapers -	20	1	5
Annual gratuity to bank clerks, and opening a new account - -	5	2	6
Law books, Votes of House of Commons and Acts of Parliament -	7	7	-
Pens and plans - - - - -	2	11	-
James Launder, of Gray's-Inn-lane, for plumbing, &c. at the office, to 29th June last - - - - -	4	19	9
William Harris, of High Holborn, for mathematical instruments -	1	5	-
John Henry Eldred, of Bleeding-heart-yard, for work done at the office - - - - -	-	9	6
TOTAL for HOLBORN DIVISION - - - - £.	5,121	2	6

## FINSBURY DIVISION.

The clerks, a moiety of salary, and amount of charges and disbursements for one year to Michaelmas 1833, including the preparing of a new rate	288	9	6
The surveyor to this division, the amount of his salary to Michaelmas 1833 - - - - -	200	-	-
The summoner and crier, a moiety of salary and disbursements for one year to Michaelmas 1833 - - - - -	29	5	4
The office-keeper, a moiety of salary for one year to Michaelmas 1833 -	50	-	-
The inspector to this division, the amount of his salary to Michaelmas 1833 - - - - -	93	15	-
Ditto, gratuity for extra services - - - - -	10	-	-
Henry Johnson, of Woodbridge House, Clerkenwell, bricklayer, contractor for the repair, &c. of sewers in Finsbury Division, the amount of his bills for works done to the 30th June 1833 - - - - -	1,181	2	4
Ditto, on account for works done by contract to 31st December 1833 -	300	-	-



Names and Residences of Contractors and Workmen.	Amount paid from 25 Dec. 1832, to 25 Dec. 1833.
Henry Johnson, on account of the expense of covering over the River Fleet, as per account for Holborn Division - - - - -	£. s. d. 150 - -
Ditto, the balance for repairs and works at the Commissioners' office in 1831 - - - - -	39 5 3
Ditto, for building a new sewer in Old-street-road, by contract - -	140 - -
Ditto, for extra contract work to new sewer, Sutton-street, Clerkenwell -	32 17 2
Ditto, on account, for building a new sewer in the City-road, south of Old-street, to Finsbury-square, by contract - - - - -	1,300 - -
Ditto, for building a new sewer in Charter-house-lane, by contract -	324 - 7
Ditto, for building a new sewer in Phillip-street, Kingsland-road, by contract - - - - -	518 4 7
William Crook, of Brunswick-place, City-road, the amount allowed him towards the expense of building outlets to sewers in the New North-road, Hoxton, and streets adjacent - - - - -	160 - -
The New River Company, the amount of the expense of removing water pipes, in consequence of building a new sewer in Northampton-street, Clerkenwell, in 1829 - - - - -	64 13 6
Thomas and William Sowter, of Golden-lane, Old-street, for building a new sewer in Wharf-road, City-road, by contract - - - - -	321 13 2
Robert, William, and George Webb, the balance due to them for arching River Fleet, as per account for Holborn Division - - - - -	72 11 9
Joseph Cable, of Ray-street, Clerkenwell, the amount of his bill for cast-iron sewer-grates and iron work, to the 30th June 1833 - - - -	122 18 6
James Mansfield, for repairs and works at the Commissioners' office -	19 6 5
Mr. Abbott, the official assignee of Joseph Scobell, of Prince's-street, Upper Stamford-street, Lambeth, a bankrupt, the balance for building a new sewer in the High-road, Pentonville, by contract - - - -	390 18 7
Ditto, the balance for building a new sewer in Ashby-street and Northampton-square, Clerkenwell, by contract - - - - -	43 3 8
The Metropolis Roads' Commissioners, the Commissioners for paving St. James, Clerkenwell, St. Leonard, Shoreditch, and others, for repairing roads and streets over sewers built by Joseph Scobell, and deducted from the amount paid to the official assignee of his estate, as above - - - - -	88 15 5
Richard Benyon De Beauvoir, esq. of Grosvenor-square, per Mr. James Beck, of Hackney, his surveyor, the amount allowed him towards the expense of placing iron cylinders under the Regent's Canal crossing Kingsland-road, to convey the public waters into the sewer there -	100 - -
The City of London, a year's rent of the Finsbury prebendal estate sewer, to Christmas 1832 - - - - -	150 - -
Elizabeth Sheppard, of Clerkenwell-green, a moiety of her bill for contingent expenses of the Commissioners' meetings for one year to Midsummer 1833 - - - - -	180 19 4
Luke Thomas Flood, esq., ground-rent for the Commissioners' office to Midsummer 1833 - - - - -	45 - -
Moiety of assessed taxes for the Commissioners' office to the 10th October 1833 - - - - -	16 6 6
Elizabeth Day, for coals, as per account for Holborn Division - -	15 2 -
John Rider, for printing, to Midsummer 1833 - - - - -	38 19 -
Richard Spencer, of High Holborn, the amount of his bill for stationery and books, to Midsummer 1833 - - - - -	37 17 10
James Launder, junior, painter, &c. as per foregoing account - -	22 4 3
James Walker, for books, ditto - - - - -	10 8 -
The following Vestry-clerks for copies of Poor's Rates; viz.	
George Selby, for St. James and St. John, Clerkenwell - -	10 10 -
James Wall, for St. Luke - - - - -	10 10 -
Robert Oldershaw, for St. Mary, Islington - - - - -	10 10 -
John Ware, for St. Leonard, Shoreditch - - - - -	10 10 -
To the Clerks for the following Payments; viz.	
Parochial taxes and insurance for the office - - - - -	23 5 7
Charles Wright, clerk of the works - - - - -	6 15 -
Charles Fordham - ditto - - - - -	24 13 6
George Roe - - - ditto - - - - -	53 10 -
John Henry Dowley ditto - - - - -	48 12 -
Charles Pearce - - ditto - - - - -	4 10 -

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Names and Residences of Contractors and Workmen.		Amount paid from 25 Dec. 1832. to 25 Dec. 1833.		
		£.	s.	d.
Postage and coach-hire for Commissioners to view sewers	- -	10	2	2
Housekeeper's wages and disbursements for office	- - -	31	7	-
Advertisements for contracts, making rates, &c. and newspapers	-	21	4	2
Annual gratuity to bank clerks, and opening a new account	- -	5	2	6
Law books, Votes of House of Commons, and Acts of Parliament	-	7	9	1
Pens and plans	- - - - -	3	16	-
J. Ions, of Tyndal-place, Islington, remuneration for underpinning his building in consequence of the washing of the sewer against the same	- - - - -	2	7	6
Thomas Keene, for injury sustained in building the sewer in Charter-house-lane	- - - - -	3	3	-
Thomas Edwards, of Tabernacle-square, for damage done to his bake-house, by the overflow of the sewer	- - - - -	5	-	-
William Griffiths, surveyor of St. Luke's paving, for watching defective sewer in Chiswell-street and Brick-lane	- - - - -	-	12	-
Alexander Milne, for stationery to 31st October	- - - - -	3	9	5
William Hale, High-street, Shoreditch, for making good a drain from his house into the new sewer	- - - - -	5	-	-
James Launder, Gray's-inn-lane, for plumbing, &c. at the office	-	4	19	9
James Mansfield, Little James-street, for incidental works	- -	1	16	10
William S. King, for paving in Islington parish	- - - - -	3	6	3
John Henry Eldred, Bleeding-heart-yard, for work done at the office	-	-	9	6
Thomas Mason, vestry-clerk for the liberty of Norton Folgate, for copy of poor's rate	- - - - -	1	1	-
TOTAL for FINSBURY DIVISION		6,871	9	11
TOTAL for HOLBORN DIVISION		5,121	2	6
TOTAL AMOUNT		11,992	12	5

5.—AN ACCOUNT containing the Amount of Work done upon the Main or Principal and Collateral Sewers in the Year ending 1833; together with the Names of the Contractors and Workmen employed, whose Residences appear in the preceding Account, except those hereinafter stated.

HOLBORN DIVISION.

*Field-lane Sewer.*

Union-court, Red Lion-court, Field-lane, Saffron-hill, Field-lane, Lower West-street, Lower West-street, Great Saffron-hill, Charles-street, Union-court, Round-court, Hatton-wall.

Contract work,	£.	s.	d.
By James Mansfield, contractor	10	8	6
By John Henry Eldred	13	5	10
Sewer-grates supplied by contract by Joseph Cable	1	8	10
£.	25	3	2

*Leather-lane Sewer.*

Baldwin's Gardens, Leather-lane, Liquorpond-street, Leather-lane, River Fleet, River Fleet, River Fleet, Leather-lane, Little Gray's-Inn-lane, River Fleet, Bedford-street, Bedford-street, Vine-street, Laystall-street, Tash-street, Portpool-lane, Pool's-buildings, Tash-court, Tash-street, Tash-street, Leather-lane, River Fleet, Providence-place, Brooks'-market, Mount-pleasant, Dorrington-street, Brook-street.

Contract work,	£.	s.	d.
By James Mansfield, contractor	51	19	7
By John Henry Eldred	125	19	6
Sewer-grates supplied by contract by Joseph Cable	2	17	8
£.	180	16	9



Holborn Sewer.

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Grafton-street East, Fulwood's-rents, Gower-mews, Brook-street, Shropshire-place, Caroline-mews, Bedford-square, Upper Thornhaugh-mews, Caroline-mews, Upper Gower-mews, Montague-mews, Caroline-mews, Bloomsbury-square, Great Russell-street, Great Russell-street, Great Russell-street, Bedford-place, Bloomsbury-square, Great Russell-street, High Holborn, Hand-court, Bury-street, Chenie's-mews, Great Russell-street, Great Russell-street, Tavistock-street, Tavistock-street, Tavistock-street, Alfred-place, Tavistock-mews, Gower-street North, Tottenham-court-road, Kingsgate-street, Bloomsbury-square, Bloomsbury-square, Great Russell-street, Red Lion-street, Bloomsbury-square, Bloomsbury-square, Bloomsbury-square, Bloomsbury-square, High Holborn, High Holborn, Orange-street, Vernon-place, Vernon-place, Gilbert-street, Grafton-street East, Bury-street, Silver-street.

Contract work,	£.	s.	d.
By James Mansfield, contractor	151	9	3
By John Henry Eldred	84	13	10
By Ditto, in building a new sewer in Silver-street, Bloomsbury	157	5	7
Sewer-grates supplied by contract by Joseph Cable	31	3	4
£.	424	12	-

Gray's-Inn-lane Sewer.

Three Cups-yard, Crescent-mews South, Speldhurst-street, Gray's-Inn-lane-terrace, South Keppel-mews, Woburn-mews, Keppel-street, Tavistock-place, Woburn-place, Russell-square, Gray's-Inn-lane, King's-road, Compton-place, South Keppel-mews, Red Lion-square, Judd-place, Torrington-square, Great Ormond-yard, Gray's-Inn-lane, Bernard-street, Coram-street, Eagle-street, Cromer-street, Compton-place, Queen-square, Upper Montague-mews, Cromer-street, Marchmont-street, Woburn-mews, Marchmont-street, Woburn-mews, Battle-bridge, Great James-street, King's-road, Theobald's-road, Green-street, Red Lion-street, Judd-street, Theobald's-road, Abbey-place, Dog and Duck-yard, Harrison-street, Calthorpe-place, Woburn-mews East, Great James-street, Guilford-street, Crescent-mews South, Great James-street, Speldhurst-street, Theobald's-road, Eagle-street, Eagle-street, Gray's-Inn-lane, Gray's-Inn-lane, Eagle-street, Gray's-Inn-lane, Montague-place, Three Cups-yard, Lamb's-conduit-street, Hamilton-row, Wakefield-mews, Lansdown-place, Bernard-street, Cromer-street.

Contract work,	£.	s.	d.
By James Mansfield, contractor	138	18	5
By John Henry Eldred	298	2	5
By Henry Johnson, in covering over a part of the River Fleet sewer near the House of Correction, and other works connected therewith	326	14	8
By Ditto, for repair of the River Fleet sewer under Mount-pleasant	161	19	6
By William Sowter, in building a new sewer in Tavistock-square	228	5	2
By John Henry Eldred, in building a new sewer in Little Gray's-lane	177	8	11
By Thomas Southgate, in building a new sewer in Wilmot-street	240	-	-
By Ditto, in building a new sewer in Compton-place	273	-	-
Sewer grates supplied by contract by Joseph Cable	17	6	-
£.	1,861	15	1

Northern Sewer.

Northam's-buildings, Seymour-street, Ossulston-street, Camden Nursery, Upper Seymour-street, Hampstead-road, Granby-street, Drummond-street, Seymour-crescent, Drummond-crescent, Wellesley-street, New-road, Caroline-street, New-road, Melton-street, Skinner-street, Northampton-street, New-road, Ossulston-street, Phoenix-street, Church-way, Brill-crescent, Gee-street, Skinner-street, Weston-place, Perry-street, Gee-street, Grove, Chapel-street, Church-way, Upper Grenville-street, Grenville-street, Bridgewater-street, Union-street, Perry-street, Cardington-street, Pratt-street, Marsden-street, Ossulston-street, Clarendon-street, Chapel-street, Middlesex-street, Grenville-street.

Contract work,	£.	s.	d.
By James Mansfield, contractor	12	14	3
By John Henry Eldred	87	15	5
By Ditto, in building new sewers in Weston-street and Brill-row, Somers'-town	633	13	4
Sewer grates supplied by contract by Joseph Cable	4	6	6
£.	738	9	6



Holborn and  
Finsbury Division.

Roberts'-mews, Little George-street, Mary-street, New-road, Henry-street, Rutland-street, Brook-street, Drummond-street, Charles-street, Crescent-street, Sussex-street, Drummond-crescent, Rutland-street, Mary-place, Gower-place, Pancras-street, Crescent-street.

Contract work,									£.	s.	d.
By James Mansfield, contractor	-	-	-	-	-	-	-	-	17	2	4
By John Henry Eldred	-	-	-	-	-	-	-	-	18	9	-
								£.	35	11	4

Southampton-buildings, Bell-yard, Southampton-buildings, Cursitor-street, Chancery-lane.

Contract work,									£.	s.	d.
By James Mansfield, contractor	-	-	-	-	-	-	-	-	10	4	1
By John Henry Eldred	-	-	-	-	-	-	-	-	1	1	10
								£.	11	5	11

Field-lane Sewer	-	-	-	-	-	-	-	-	-	25	3	2
Leather-lane Sewer	-	-	-	-	-	-	-	-	-	180	16	9
Holborn Sewer -	-	-	-	-	-	-	-	-	-	424	12	-
Gray's-Inn-lane Sewer	-	-	-	-	-	-	-	-	-	1,861	15	1
Northern Sewer	-	-	-	-	-	-	-	-	-	738	9	6
Southampton Estate Sewer	-	-	-	-	-	-	-	-	-	35	11	4
Chancery-lane Sewer	-	-	-	-	-	-	-	-	-	11	5	11
										3,277	13	9

Cr. By cash received from his Grace the Duke of Bedford, being the proportion agreed to be contributed by him towards the expense of building a sewer in Silver- street, and which sum has been paid into the Bank of England	£.	s.	d.
- - - - -	138	7	-
Ditto from the Governors of the Foundling Hospital charity, their proportion towards the expense of build- ing sewers in Wilmot-street and Compton-street, and which sum has been paid into the Bank of England	450	-	-
	<hr/>		
	£.		

Baker-street, Rosoman-street, Northampton-row, Ray-street, Little Warner-street, Corporation-lane, Compton-street, Northampton-street, Easton-street, Fletcher-row, Exmouth-street, Lock's-gardens, Ray-street, St. James's-walk, Great Warner-street, Goswell-road, Penton-place, Winchester-street, Arlington-street, Goswell-terrace, Wynyatt-street, Exmouth-street, Rawstone-place, Little Sutton-street, St. John-street, Clerkenwell-green, Rodney-street, Suffolk-street, Aylesbury-street, Hermes-street, White Lion-street, Aylesbury-street, Little Sutton-street, Claremont-square, Vineyard-gardens, Coppice-row, River Fleet, Ray-street, Penton-street, Exmouth-street, Aylesbury-street, Myddleton-street, St. John-street-road, Exmouth-street, Peartree-street, Little Warner-street, Tysoe-street, Rawstone-street, Great Northampton-street, Little Sutton-street, Gloucester-street, Myddleton-street, Pleasant-row, Brunswick-place, Myddleton-street, St. John-street, Northampton-row, Compton-street, Meredith-street, Little Sutton-street, Berry-street, Allen-street, Rosoman-mews, Arlington-street, River Fleet.

	£.	s.	d.
Contract Work,			
By Henry Johnson, contractor - - - -	353	15	5
By Ditto, for covering part of the River Fleet sewer near the House of			
Correction, and other works connected therewith - - - -	326	14	8
Sewer grates supplied by contract by Joseph Cable - - - -	10	10	6
	£. 691	-	7



### III. Holborn and Finsbury Division.

Contract work by Henry Johnson, contractor	-	-	-	-	£. 9 10 11
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Chiswell-street, City-road, John's-row, Brick-lane, Whitecross-street, Nelson-place, City Garden-place, Old-street, Old-street, Rose-street, Hull-street, Hull's-place, Golden-lane, Regent-street, Chiswell-street, Baldwin-street, Pittman's-buildings, Peerless-row, City Basin, Bath-street, Goswell-street, Whitecross-street, City Garden-row, Rose-street, Goswell-street, Golden-lane, Noble-street, Gee-street, Blue Anchor-alley, Brick-lane, Whitecross-street, John's-row, George Row, Old-street, John's-row, Goswell-street, Goswell-street, Goswell-street, Old-street, Goswell-street, Pear-tree-street, Bath-street, Ironmonger-row, Domingo-street, Featherstone-street, Seward-street, Brick-lane, Brick-lane, Hull's-place, Whitecross-street, Old-street, George's-row, Lamb's-passage, City-road.

Contract Work,	£.	s.	d.
By Henry Johnson, contractor - - - - -	122	2	1
By Ditto, for building a new sewer in the City-road, south of Old-street	1,675	13	4
By Thomas and William Sowter, of Golden-lane, for building a sewer in the Wharf-road, City-road - - - - -	321	13	2
Sewer grates supplied by contract by Joseph Cable - - - - -	6	16	4
£.	2,126	4	11

Britannia-street, New Norfolk-street, New North-road, Popham-street, Frog-lane, New Road to Holloway, Cross-street, Tyndale-place, Colebrook-row, Upper-street, Cross-street, Upper-street, Felix-place, Park-street, Colebrook-row, Popham-terrace.

	£.	s.	d.
Contract work by Henry Johnson, contractor	-	-	-
Sewer grates supplied by contract by Joseph Cable	-	-	-
	£.	184	10 10

Sharpe's-alley, Glasshouse-yard, Red Lion-alley, St. John-street, Goswell-street, Goswell-street, Cow Cross-street, Peter-street, St. John's-lane, Sharpe's-alley.

Contract Work,	£.	s.	d.
By Henry Johnson, contractor - - - - -	28	7	4
By ditto, for building new sewer in Charterhouse-lane - - -	324	-	7
Sewer grates supplied by contract by Joseph Cable - - - -	5	15	4
£.	358	3	3

Long-alley, Hand-alley, Holywell-street, Queen-square, City-road, High-street, Long-alley, New-inn, Cumberland-street, High-street, Cowper-street, New-inn, Whitecross-place, Willow-walk, Bath-street, Luke-street, Cumberland-street, Old Cock-lane, Paul-street, High-street, Wilson-street, Wood's-court, Holywell-street, Holywell-street, Long-alley, Curtain-road, Clifton-street, Blossom-street, Charles-street, Long-alley, King's Head-court, Bateman's-row, Holywell-street, Great Leonard-street, Long-alley, Crown-court, Holywell-street, Holywell-street, Willow-street, Swan-yard, Mulberry-court, White Lion-street, Blossom-street, Tabernacle-square, Cross-street, Paul-street, Long-alley, Willow-walk, Holywell-street, Shoreditch Church-yard, Long-alley, Worship-street.

Contract work,	£.	s.	d.
By Henry Johnson, contractor - - - - -	192	16	-
Sewer grates supplied by contract by Joseph Cable - - - - -	3	14	6
£.	196	10	6

Constable-alley, Hoxton-town, Whitmore-street, Plumber-street, Union-street, Old-street-road, Gloucester-street, Land of Promise, Land of Promise, Hoxton-fields, Bowling-green-walk, James-street, Allerton-street, Hoxton-town, Myrtle-row, Huntingdon-street, Turner-square, Old Gloucester-street, Allerton-street, Old-street-road, Hoxton-town, Plumber-street, 0.28. f3 Provost-



III.  
Holborn and  
Finsbury Division.

Provost-street, Baches'-row, Hoxton Town, Baches'-row, East-street, Old-street-road, City-road, East-road, New North-road, Pitfield-street, Plumber-street.

Contract Work,	£.	s.	d.
By Henry Johnson, contractor - - - - -	239	2	-
By Ditto, for building new sewer in Old-street-road - - - - -	140	-	-
Outlet to sewers in New North-road and streets adjacent, formed by William Crook - - - - -	160	-	-
Sewer grates supplied by contract by Joseph Cable - - - - -	1	8	10
	£. 540	10	10

*Church End Sewer.*

Kingsland-road, Curtain-road, Horn's-row, Phillip-street, Kingsland-road, Margaret-street, Weymouth-terrace, Paul-street, Goldsmith's-row, Great Leonard-street, Brunswick-row, Union-buildings, Horn's-row, Kingsland-road, Goldsmith's-row, Phillip-street.

Contract Work,	£.	s.	d.
By Henry Johnson, contractor - - - - -	67	12	10
By Ditto, for building new sewer in Phillip-street, Kingsland-road - - - - -	518	4	7
Iron cylinders under the Regent's-canal, crossing Kingsland-road, to convey the public waters, constructed by Richard Benyon De Beauvoir, esq. - - - - -	100	-	-
Sewer grates supplied by contract by Joseph Cable - - - - -	2	17	8
	£. 688	15	1

Recapitulation—Finsbury Division.

	£.	s.	d.
St. James, Clerkenwell, Sewer - - - - -	691	-	7
St. John, Clerkenwell, Sewer - - - - -	9	10	11
St. Luke Sewer - - - - -	2,126	14	11
St. Mary, Islington, Sewer - - - - -	184	10	10
St. Sepulchre and Glasshouse-yard Sewer - - - - -	358	3	3
Moorfields, Holywell-street, and Norton Folgate Sewer - - - - -	196	10	6
Hoxton Sewer - - - - -	540	10	10
Church-end Sewer - - - - -	688	15	1
	£. 4,795	16	11

Cr. By cash received from Joseph Gifford and other inhabitants, their proportion towards the expense of building a sewer in Old-street-road, and which sum has been paid into the Bank of England - - - - -

Ditto, by Edward Vaughan, esq. towards the expense of building a sewer in the Wharf-road, and which sum has been paid into the Bank of England - - - - -

£. s. d.  
40 - -

107 4 4  
147 4 4  
£. 4,648 12 7

TOTAL AMOUNT OF WORKS IN 1833.

	£.	s.	d.
HOLBORN DIVISION - - - - -	2,639	6	9
FINSBURY DIVISION - - - - -	4,648	12	7
	£. 7,337	19	4



6.—RETURN of the Number of Houses Rated and Not Rated, and Population, of the  
Holborn and Finsbury District.

PARISHES.	Number of Houses Rated.	Number of Houses Not Rated.	POPULATION.
HOLBORN DIVISION, MIDDLESEX.			
St. Pancras - - - - -	9,011	2,439 (a)	103,548 of the whole Parish.
St. Andrew Holborn - - - - -	3,833	- -	36,863
St. Giles and St. George Bloomsbury -	2,167	- (b) -	52,907 of the whole Parish.
Liberty of the Rolls - - - - -	323	- -	2,682
FINSBURY DIVISION, MIDDLESEX.			
St. James Clerkenwell - - - - -	5,887	4 (c)	40,154
St. John Clerkenwell - - - - -	935	- -	7,480
St. Luke - - - - -	6,726	- -	46,642
St. Mary Islington - - - - -	4,787	1,326 (d)	37,316
St. Sepulchre Middlesex - - - - -	605	- -	4,769
Liberty of Glass House Yard - - - - -	176	- -	1,312
St. Leonard Shoreditch - - - - -	11,941	- -	68,564
Liberty of Norton Folgate - - - - -	234	- -	1,918

(a) In the district of the Holborn Division, but beyond the supposed limits of the rateable jurisdiction of the Commissioners of Sewers ; besides which, one-third of the parish is within the Westminster and Regent's-park Commissions of Sewers.

(b) Only a proportion of two-thirds of this parish is in Holborn Division, the remainder being in Westminster.

(c) and (d) Beyond the supposed limits, &c., and not rated to any Commission of Sewers.

7.—STANDING ORDERS OF THE COURT, 30 June 1830.

Resolved and Ordered, That Samuel Mills, Esq., be, and he is hereby appointed, Chair- Chairman.  
man of the court and meetings of the Commissioners of Sewers for the limits of this com-  
mission.

Resolved and Ordered, That it be referred to a committee of the Commissioners named General Com-  
in the said commission (to be called the Commissioners for general purposes) to hear and mittee.  
determine appeals against the payment of rates, to be made under this commission ; also,  
to give orders and directions for the performance of all such works as may be necessary  
to be done, towards the repair and reformation of the sewers under the jurisdiction of the  
commission ; to determine upon all petitions for leave to make new sewers or drains to com-  
municate with the existing sewers ; likewise to audit the bills and accounts of the several  
officers, contractors or workmen, and others employed under the commission ; and also to  
determine all such matters as may from time to time be referred to them by the court, to  
whom their proceedings are to be reported, and which committee shall consist of the  
Commissioners hereunder named, viz. :

Sir Daniel Williams, Knight.*	Thomas Richard Read, Esq.
Samuel Mills, Esq.	Francis Wigg, Esq.
Francis Const, Esq.	Charles David Williams, Esq.
William Lorange Rogers, Esq.	Richard Carpenter, Esq.
William Fossteen, Esq.*	Benjamin Burchell, Esq.
John Jackson, Esq.	Edward Colebatch, Esq.
William Horton, Esq.*	John Castle Gant, Esq.
Thomas Longbotham, Esq.	

Resolved,

\* Those marked as above are since deceased ; John Baker, Thomas Carpenter and James Burchell, Esqrs., have been appointed in their stead.



## III.

Holborn and  
Finsbury Division.

Committee of  
Accounts.

Resolved and Ordered, That it be referred to a committee of the Commissioners, to be called the Commissioners of Accounts, consisting of Samuel Mills, John Jackson, Francis Wigg, Thomas Richard Read, Richard Carpenter and Thomas Longbotham, Esqrs., to audit the accounts of the several collectors of the rates to be made under this commission; and that the monies to be collected on account of such rates, and all other monies belonging to this commission, be deposited in the Bank of England, in the names of the said Commissioners of Accounts, or some of them, who are hereby authorized and empowered to draw and issue cheques upon the cashiers of the Bank, for the payment, from time to time, of the salaries of the several officers of the commission, (which are hereby directed to be paid quarterly), and also of all monies due to the contractors, or other persons employed by the Commissioners, and such other sums as may from time to time be ordered by the court to be paid.

Clerks.

Resolved and Ordered, That David Henry Stable and James Wilmot Lush, be, and they are hereby appointed, joint clerks to the said Commissioners, at the yearly salary of 440 *l*.

Surveyors.

Resolved and Ordered, That Samuel Page be appointed surveyor to the Holborn Division, at a yearly salary of 155 *l*., and an allowance of fifteen guineas per annum in lieu of fees, and half-a-guinea upon attending the meetings of the Commissioners.

Resolved and Ordered, That Thomas Oliver be appointed surveyor to the Finsbury Division, at a salary of 200 *l*.

Summoner and  
Crier.

Resolved and Ordered, That Joseph Unwin be, and he is hereby appointed, summoner and crier of the Court of Sewers for the said limits, at the yearly salary of 40 *l*.

Office Keeper.

Resolved and Ordered, That Thomas Wetherfield be, and he is hereby appointed, office-keeper to the commission, and to assist the clerks in the execution of their office, at the yearly salary of 100 *l*.

Collectors.

Resolved and Ordered, That the several persons appointed collectors of the rates under the late commission be continued in office.

Inspectors.

Altered;  
see Addenda (A.)

Resolved and Ordered, That James Blackburn and John Roe be, and they are hereby appointed, inspectors, to superintend (under the direction of the surveyors) the several works to be executed under the authority of this commission, (viz. the said James Blackburn for Holborn Division, and the said John Roe for Finsbury Division), at the yearly salary of 100 *l*. each; and that Charles Wright be, and he is hereby appointed, clerk of the works, at the weekly wages of 30 *s*.

Officers' Security.

Resolved, That each of the officers of the commission be required, in pursuance of the direction of the Act of Parliament in such case made and provided, to give security, with two sureties, for the due execution of his office, viz. the clerks and surveyors in 100 *l*. each; the summoner and crier, office-keeper, and the inspectors, in 50 *l*. each; also, that the several collectors do give security to the amount of 500 *l*., with two sureties to the amount of 250 *l*. each, for the due collection of the rates.

Security Bonds.

Ordered, That all security bonds taken by the Commissioners be entered in books, to be kept by the clerks for that purpose.

Courts, when to be  
held.

Resolved, That the Courts of Sewers for the said limits be held quarterly, on the fourth Friday in January, April, July and October, unless occasion may require more frequent courts to be held.

Meetings, General  
Committee.

Resolved, That the Commissioners for general purposes do meet on the second Friday in every month, or oftener if occasion may require, to expedite such business as may be necessary to be done in the intervals between the meetings of the Court; and that in case of the non-attendance of any of the said Commissioners at their respective meetings for 12 months successively, unless prevented by sickness, such Commissioner shall be no longer considered a member of the committee; and upon a report being made thereof, that the vacancy be filled up at the next court.

Surveyors' regula-  
tions.

Ordered, That the surveyors to this commission be subject to the following regulations, viz.

To attend daily at the office of the Commissioners from 10 to 11 o'clock, and such other parts of the day as the works carrying on will allow. Also to attend every court, and monthly or other meeting of the Commissioners for general purposes, and report in writing from time to time the state of all works in progress, and all matters referred by the Commissioners.

To permit no works to be commenced until furnished by the clerks with a voucher containing the transcript of the Commissioners' order, from the book to be kept for that purpose, and called "The Surveyor's Order-book."

To superintend the execution of all works ordered by the Commissioners; and when they shall be completed, to certify the same in the said order-book.

To draw and make all necessary plans, and generally to execute the whole duty herein laid down, and be subject to all such further orders and regulations as may be made by the court, or by the Commissioners for general purposes, without any charges in addition to the salary to be allowed by the Commissioners.

To insert every new sewer, after it shall have been reported as completed, in the general map of the sewers, and correct and revise the same from time to time.

To report at every monthly meeting of the Commissioners for general purposes the progress of all works which have been allowed to be done by individuals under the authority of this commission; and also to report if such works be not proceeded with within 12 months from the date of the permission given, in order that they may not be afterwards commenced without a renewed application for that purpose to the Commissioners.

To survey annually, in the month of May, the state of the River Fleet Sewer, and to make



## III.

Holborn and  
Finsbury Division.

make a report thereon in writing to the Commissioners for general purposes at their meeting in the month of June.

To measure all works of every kind or nature whatsoever, executed on account of the commission; such works so to be measured to include slop and rubbish.

That the following books be kept by the surveyors:

A book for works measured, and other works executed by the contractors.

A book for grates.

A book for the account of paving.

A book for complaints and applications.

With such other books as may be considered necessary; and that they be laid upon the table at every monthly meeting of the Commissioners, severally written up to the end of the preceding week.

To draw or minute on the plans of existing sewers the situation of all apertures that may be formed or be made for cleansing the sewers; and if no plan thereof exists, to enter into a book, to be provided for that purpose, the situation of the apertures; in all cases the apertures to be raised conformably to the regulations.

To survey annually all such sewers as shall have been arched over, and inclosed with doors, and report as to their state and condition.

To examine every new sewer, at its junction with the original sewer, in order to ascertain whether such sewer has been made conformably to the Commissioners' regulations, and to report thereon to the Commissioners.

To take the necessary levels when applied to by parties about to build, previously to the excavation of the ground, and to furnish them with the lowest depth at which the intended buildings can be drained; and also to state upon every plan the depth of the sewer beneath the surface.

Whenever any sewer or drain, of improper size or materials, shall be in progress of building, to stop up the communication of such sewer or drain with any public sewer, first giving to the party building such sewer or drain, in writing, 14 days' previous notice, and requiring such party in the meantime to rebuild such sewer or drain, agreeably to the Commissioners' regulations, or to make such alterations therein as may be necessary.

In case any deviation shall be made from the order of leave given for building any sewer, or from the plan accompanying the petition, so soon as such deviation shall be discovered, to report such deviation in writing to the Commissioners for general purposes.

In every case where a new sewer is to be built, either by the Commissioners or by persons obtaining leave to construct the same, personally to set out the line of sewer agreeably to the plan of such line of sewer in the Commissioners' office, and upon every such occasion to make a report in writing to the Commissioners for general purposes, at their next meeting, of having so set out the line of new sewer; and also to make a report to the office, from time to time, relating to the progress, and every occurrence that takes place during the constructing of the work or works of such new sewer.

To order or permit no sewers to be opened (except in cases of accident) without the previous permission of one or more of the Commissioners resident in or near the district in which such sewers are situate.

To certify the necessity of any work applied for by the inspector to any Commissioner, and the regularity of every petition by signature, with the date of such signature, in the minute or complaint book.

To examine the situation of all drains, and to certify, in the proper book, as to the correctness of granting the prayer of such petitions.

To extend or exceed no work ordered to be executed at any meeting of the Commissioners, upon any pretence whatever, without a positive order to that effect from the Commissioners for general purposes.

That the surveyor, previous to his application to any of the Commissioners to repair or cleanse any defective sewer or drain, or to make any new gully-hole, shall ascertain that the probable expense of carrying into effect the works necessary to be done will not exceed 25 *l.*; and if, in the progress of such work, the amount of expenditure shall exceed the sum of 25 *l.*, the surveyor shall stop the works until he informs the clerks, that a committee may be summoned to view the same.

Upon all applications for new gully-holes and grates, to state in the complaint-book the necessity for such works, and also the distance from the nearest existing gully-hole and grate.

To examine all pavements taken up previous to the repair of any sewer, and to report in case a greater quantity of new pavement shall have been charged for, upon the relaying, than appears necessary to have been used.

To enter into a journal, to be kept at the Commissioners' office, the proceedings of each day's business.

That the surveyors reside within the division to which they are appointed.

Ordered, That the inspectors of sewers be subject to the following regulations, viz.

To receive the directions of the surveyor in all matters appertaining to the business of the Commissioners.

To superintend, under the surveyor, the progress of all works.

To attend the surveyor every morning at the Commissioners' office at 10 o'clock, to receive directions, and report to the surveyor any occurrences in the progress of the works; also to attend again before the office closes.

To attend the surveyor at the measurement of all works.

To survey, previously to each monthly meeting of the Commissioners for general purposes, the state of all such sewers as shall have been arched over, and have had boundary

Inspectors' regula-  
tions.Altered;  
see Addenda (B.)



## III.

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inclosures placed at the ends of the arches, and report if any encroachment or alteration has occurred.

In all cases where it may be necessary to break up public ways, to give previous notice to the surveyor thereof.

Upon no account to direct any sewer to be opened (except in urgent cases, arising from accident), or any works to be done, without the instructions of the surveyor.

To examine every new drain at its junction with the sewer, to ascertain whether such drain has been made conformably to the leave granted, and report to the surveyor, that the same may be laid before the Commissioners.

To keep a journal of each day's transactions and inspection.

No application to be made to a Commissioner for works of any kind, or for the grant of any petition, without the surveyor's signature in the minute-book, with the date of the same, certifying the necessity of the work, or the regularity of the petition.

To devote their whole time to the performance of the duties hereinbefore specified, and to the performance of all such further orders and regulations as shall be made by the court, or by the Commissioners for general purposes, for and without any charges in addition to the salary allowed by the Commissioners.

To reside within the division for which they are appointed.

Collectors' regulations.

Ordered, That the collectors of the sewer rates in this division be subject to the following regulations; viz.

The collector is to sign a bond to the Commissioners in the sum of 500*l.*, and to provide two respectable householders, residing in London, as sureties, with two referees each, also residing in London, as to responsibility of the persons proposed as security, who, upon the same being approved of by the Commissioners, are to enter into a bond to the Commissioners, each in the sum of 250*l.*

The collector, at the Court of Sewers held in the month of October, in each year, will be required to make an affidavit, that the persons who are his security are alive, have not become bankrupts, and, to the best of his knowledge, are solvent.

The collector is immediately to report, in writing, to the clerks, upon the death, bankruptcy, or insolvency of either of his securities; and in default of his doing so, he will, upon the fact being known to the Commissioners, be immediately displaced as a collector.

The collector is not to pay any money arising from his collection into the office, or to any person, except to the cashiers of the Bank of England.

The collector will be provided with a book, which he will be required invariably to bring with him when he applies at the office for the Bank of England pass-book, for the purpose of paying such sum as he may have received into the Bank of England, which book is to be given with the pass-book (upon his return after having so paid the money) to the clerks, who will enter from the pass-book into the collector's book the payment so made. Should the collector neglect to bring the book, he will not be permitted to have the Bank of England pass-book.

The collector is not to pay into the Bank of England, at any one time, upon two sewers; and the collector must also make his payments either all in cash, or all in Bank of England notes.

The collector must not, upon pain of being immediately dismissed, use any receipts for money received for the sewer rate, but those furnished by the Commissioners.

The collector will be furnished with a book of two hundred receipts; also a cash-book, into which he is to enter the number of receipts, the name, and the folio of collecting-book; and as soon as he has used the said receipts, the collector is to take the counterpart of the receipts, with the cash-book, to the office, when the clerks will examine the same, and furnish him with another receipt-book, if the state of the collection appears satisfactory.

The collector will not be allowed more than one year for collecting the rate from the time of its being issued for collection; and should the collector not have finished his book by that period, an arrear collector will be immediately appointed to complete the same.

The collector, upon finally closing his collection, must produce the book into which all payments he has made into the Bank of England have been entered, signed by the clerks; which account of sums so paid will be allowed him in the said account, and no other.

The collector must, twice in the month at least during his collection, enter into the duplicate rate-book, against the respective names of all those persons who have paid the rate, and the date when received.

The collector is not to summon any persons for not having paid the rate, without an order in writing, signed by the clerks, who will inform him the day and hour that the collector will be required to summon defaulters on the rate; and the collector is not, upon any account, to take less from any person than the amount stated in his collecting-book, without the authority of the Commissioners.

Works to Sewers.

Ordered, That all works to be done towards the rebuilding or repair of the sewers within the jurisdiction of the commission, be contracted for, for such term, and under such conditions, as to the Commissioners for general purposes shall appear expedient.

Contractors' bills.

Ordered, That the contractors be required to make out and deliver in their bills for works done to the sewers, half yearly, ending 30th June and 31st of December.

Works to Sewers  
above £. 100, or  
running under  
buildings, &c. or  
above two miles  
from London, to be  
viewed.

Ordered, That in all cases of sewers requiring repair, the expense whereof shall be calculated to exceed one hundred pounds, or which may run under buildings, or through private property, or in case of applications being made for the repair of sewers, situate beyond the distance of two miles from the city of London, that such sewers be viewed by the Commissioners for general purposes before any works are commenced thereon.

Ordered,



Ordered, That no buildings, or erection of any kind, be permitted to be made over or upon any public sewer. No buildings over Sewers.

Ordered, Whenever any open sewers, under the jurisdiction of the commission, shall be arched over, either by the Commissioners or by individuals under their authority, that doors be placed at each end of the arch, with proper boundary inclosures, and marked "Commissioners of Sewers for Holborn and Finsbury Divisions," in order to prevent encroachments being made thereon, and to preserve a right of way over such sewers, for cleansing and repairing the same. Doors to be placed over Sewers.

Ordered, That no sewers or drains be permitted to communicate with any existing sewer under the jurisdiction of this commission, unless an application is previously made, by petition, to the Commissioners, from the person or persons intending to build such sewers or drains; and that such new sewers or drains be constructed under and subject to the following regulations; viz. New Sewers.

That all main or leading sewers hereafter to be built within the limits of this commission, which may receive the sewage from streets and places containing more than two hundred houses, shall be of an oval form, five feet in height, and three feet in width in the clear, (except under special circumstances,) the bottom and springing walls thereof to be worked one brick and a half in substance, and bonded; and the crown thereof one brick in substance, in two separate half bricks, conformably with the transverse section, marked (A), hereunto subjoined. Regulations for building new Sewers or Drains.

That all branch sewers, which may receive the sewage from streets and places containing less than two hundred houses, shall be of an oval form, four feet six inches in height, and two feet six inches in width in the clear; the whole to be executed one brick in substance; the bottom and springing walls thereof to be bonded, and the crown worked in two separate half bricks, conformably with the transverse section marked (B), hereunto subjoined.

That the current of all such sewers be not less than one-fourth of an inch to every ten feet in length, and as much more as circumstances will admit; that the bottom of every new sewer leading into any other public sewer be six inches above the bottom of such original sewer, if the situation of the level will allow the same; and that the depth of all intended new sewers, below the surface of the ground, be stated in the plan presented with the petition.

That apertures for cleansing the sewers be constructed four feet in length, by the width of the sewer, *one brick and a half*\* in substance, the four upper courses of which are to be worked in Roman cement, and formed opposite the centre of each intersecting street or other public way, or at distances not exceeding *fifty feet from each other*†, and raised to within two feet of the surface; each aperture to be covered with moorstone curb, five stones in width, to be placed over each aperture, such stones having a bearing of nine inches at each end.

That the bottoms of all private drains be 24 inches above the bottoms of the public sewers with which they are intended to communicate; and that such private drains do not exceed nine inches in diameter in the clear, unless otherwise directed by the Commissioners for general purposes.

That the bricks to be used in these works shall be sound, well shaped, and hard-burnt stocks, and the mortar compounded of good lime, and clean sharp Thames river sand, well mixed together; and that the works shall be bonded, and otherwise executed in the most workmanlike manner, under the immediate directions and to the satisfaction of the Commissioners, or their surveyors.

That before any sewer or drain at the junction with the original sewer be covered over, notice be given at the Commissioners' office that their surveyor may examine whether such sewer or drain has been made conformably with the foregoing regulations.

Resolved, in order to prevent the serious evils and inconveniences that must arise from ground proposed to be built upon being excavated at too great a depth to admit of the same being drained by the existing sewers, that the surveyors be directed, upon an application being made for the purpose at the Commissioners' office, previous to the excavation of such ground, to take the necessary levels, and furnish the party with information as to the lowest depth at which the intended buildings can be drained. Additional Regulations as to building private drains, see Addenda (C.)

Resolved and Ordered, That whenever the lower floors, or pavements of buildings, shall have been laid so low as not to admit of their being drained with a proper current, no branch sewer, or drain into sewers, be permitted to be constructed for the service of such buildings.

Ordered, That the situation of every intended line of new main sewer be viewed by the Commissioners for general purposes, previously to leave being granted for the construction of such sewer.

Ordered, That plans of every intended main or branch sewer be presented to the Commissioners, accompanying the petition for the building thereof, which shall be signed by the petitioner, or his agent, and dated on the day on which the same shall be presented, which plans shall be of an uniform size, on drawing-paper, to be furnished by the Commissioners, and whereon the section of the intended sewer, with the fall or current thereof, shall be described; also showing the level of the land immediately above the point where the intended Plans of new Sewers.

\* Since altered to "one brick."

† Since altered to "seventy feet from each other in every first sized sewer, and sixty feet in every second sized sewer."



Branch Sewers not to communicate with Sewers built by individuals without their consent.

New works in public roads.

Applications by Paving Boards.

Altering, &c. Standing Orders.

Clerks.

Orders to be printed.

intended sewer shall commence, and the depth of such sewer from the surface of the land at its termination in any existing sewer, and that the petitioner, or his agent, do attend the meeting of the Commissioners at which the petition shall be taken into consideration.

Ordered, That all persons applying for leave to construct branch sewers or private drains, to communicate with any public sewer within the jurisdiction of this commission, which shall have been built at the expense of any other person or persons, be required to produce to the Commissioners a certificate, in writing, of the consent of the party who shall have built such sewer, to the intended communication, previous to the application for such branch sewers or drains being granted.

Ordered, That no new works be executed in any of the public roads during the winter months, except in cases of absolute necessity; and that the inspectors be directed, in all cases where it may be necessary to break up the public roads, to give previous notice thereof to the surveyor of the roads.

Ordered, That every application to the Commissioners of Sewers for new sewer-grates be made in writing, and signed by the Commissioners or Trustees, or other persons having the control of the pavement, or by any three or more of them; or, if ordered by them at any public board, that a copy of such order be signed by the clerk to such public board, as purporting to be a true copy of such order.

Ordered, That whenever it shall be deemed necessary to repeal or alter any of the standing orders of the Court, or enact any new ones, a motion to that effect be made at one court, and decided upon at the next court.

Ordered, That the clerks do allow all persons rated to, and who shall have paid the sewers' rate assessments, under this commission, to inspect the minute-book of the proceedings of the Court.

Ordered, That the foregoing Standing Orders be printed, and a copy sent to each Commissioner.

#### ADDENDA to the STANDING ORDERS.

##### (A.) *As to Appointment of an Inspector and Superintendents of the Works.*

26 July 1833.

See Addenda (B.)

See Addenda (B.)

THE Court having taken into consideration the several duties of the surveyors and inspectors, as at present established, Resolved, in lieu of there being one inspector for each division, that one inspector be appointed for both divisions, to perform the duties hereinafter specified, at a yearly salary of 150 l.; and that a superintendent of the works be appointed for each division, under the regulations hereto subjoined, to be as weekly servants, at wages not exceeding 36 s. per week each.

##### (B.) *Duty of the Inspector.*

To lay down, on the plans and maps now in the Commissioners' office, all the additional squares, streets, places, buildings, improvements and alterations that have taken place since the time of the formation of such plans and maps; and to correct and keep the same in a progressive state of improvement, accordingly as alterations may occur, or the building of streets and places may advance.

To assist the surveyors, when so directed by the Commissioners through their clerks, in taking the levels of any projected improvement in the sewage, in either division.

That whenever the superintendents of the works are engaged in the superintendence of the building of any sewer, the inspector shall then perform their duties, either in one or both divisions.

To assist the surveyors, when directed by the Commissioners, through their clerks, in the inspection and examination of any sewer or other works, previous to a report being made by the surveyors; and which report is to be signed by the surveyors and inspectors, previous to the same being made to any court or committee upon the subject of such works.

To survey, previously to each monthly meeting of the Commissioners for general purposes, the state of all such sewers as shall have been arched over, and have had boundary inclosures placed at the ends of the arches, and report if any encroachment or alteration has occurred.

To attend the surveyors in their annual survey of the River Fleet Sewer.

To attend daily at the Commissioners' office during office hours, and at other times, as may be required (except when engaged in any survey or inspection which he may be required to make), and to perform all such other business, and to be subject to any regulations as the Commissioners shall from time to time direct.

To reside within such distance from the office as may be approved by the Commissioners.



*Duty of the Superintendents of the Works.*

## III.

Holborn and  
Finsbury Division.

To receive the directions of the surveyor, or, in his absence, the inspector, in all matters appertaining to the business of the Commissioners.

To superintend, under the surveyor or inspector, the progress of all works.

To attend the surveyor every morning at the Commissioners' office, at ten o'clock, to receive directions, and report to the surveyor or inspector any occurrences in the progress of the works; a list of which he is to enter daily into a book, containing the situations in which such works are in progress; and he is also to attend again before the office closes.

To attend the surveyor at the measurement of all works.

To report at the office all communications which he may observe to be in progress of making with any sewer, without previous application and leave obtained.

In all cases, where it may be necessary to break up public ways, to give previous notice to the surveyor of the pavements or roads, under the direction of the surveyor or inspector of this commission.

Upon no account to direct any sewer to be opened, or any works to be done, without the instructions of the surveyor, or, in his absence, the inspector.

To attend at the time of communicating any private drain with the sewer; to see that such drain is made conformably to the leave granted, and report to the office in case of any deviation therefrom.

To transcribe into a book all complaints and applications made at the office.

No application to be made to a Commissioner for works of any kind, or for the grant of any petition, without the surveyor's, or, in his absence, the inspector's signature in the last-mentioned book, with the date of the same, certifying the necessity of the work, or the regularity of the petition.

To devote their whole time to the performance of the duties hereinbefore specified, and to the performance of all such further orders and regulations as shall be made by the Court or by the Commissioners for general purposes.

To reside within the division for which they are appointed, or within such reasonable distance from the office as the Commissioners may approve of.

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(C.) *Drains.*

REGULATIONS established by the Commissioners of Sewers for the Holborn and Finsbury Divisions, in the county of Middlesex, in regard to the laying of Drains from Private Premises into the Public Sewers.

THAT no drains shall be laid into any public sewer without a special leave for that purpose from the Commissioners, by petition, which is furnished to every applicant gratis.

That when such leave shall be obtained, the opening into the sewer shall be made, and the drain built, for a length of three feet, from the inside of the sewer, according to a plan and section approved by the Commissioners; the whole to be done by workmen to be employed by the Commissioners, and paid for by the party requiring the drain, at the prices undermentioned:

For cutting through the springing wall of a sewer, putting in a brick ring, and soundly under-pinning the wall round the same, and for building a length of three feet of nine-inch barrel drain, with proper York sunk keel stone, sound stock bricks, and stone lime mortar, the sum of 10s. for each such length of drain.

The digging to be done at the expense of the party requiring the drain, and notice to be given at the office of the Commissioners when the excavation shall have been made, in order that an officer may attend, and workmen sent to execute the works.

That when builders or other persons are building a sewer, they will be allowed to form the rings required for the drains they may propose to lay into the sewer; such rings to be at the height of 24 inches above the bottom of the sewer: in which case such builders or other persons will be required to pay down only the expense of building the three feet four inches of drain which must in all cases be done by a workman employed by the Commissioners.

That the leave given for laying drains into sewers shall remain in force for three months, and no longer.

By order of the Court,

Sewers' Office, Hatton-garden, }  
July 2, 1833.

Stable & Lush, Clerks.

As a guide to persons about to build, it is recommended, that the private drain of each house, or other premises, have a current not less than a quarter of an inch to each yard in length, making in the length of 60 feet a fall of five inches; to which, adding 13 inches for the height of the drain and brick arch over it, also eight inches for the depth of ground and paving over the drain at the upper end, and 24 inches from the lower end of the drain to the bottom at the side of the sewer, will make, in the whole, four feet two inches from the bottom of the sewer to the lowest pavement of the building; being the least height necessary to guard the premises from being flooded by water from the sewer.

ft.	in.
0	5
1	1
0	8
2	0
4	2



## 8.—CORRESPONDENCE with the COUNCIL OFFICE, as to OPEN SEWERS.

## III.

Holborn and  
Finsbury Division.

Gentlemen,

Council Office, 18 November 1831.

IT having been reported to the Lords of His Majesty's most Honourable Privy Council that an open sewer extends from Clerkenwell to Holborn Bridge, and that it may become under existing circumstances injurious to the health of the metropolis, I am directed by their Lordships to call your attention to the subject, and to inquire whether measures have been taken to cover the sewer, or whether you consider it desirable to adopt any other means of preventing the danger that may arise from it.

I am, &amp;c.

The Commissioners of Sewers.

(signed) *C. Greville.*

Sir,

Sewers Office, 15 November 1831.

WE are directed by His Majesty's Justices and Commissioners of Sewers for Holborn and Finsbury divisions to acknowledge the receipt of your letter of the 10th instant on the subject of arching over the open parts of the river Fleet sewer between Clerkenwell and Holborn Bridge, and to acquaint you, that for several years past the Commissioners have progressively arched over the river Fleet in the public highways, and to accomplish which 1,000 *l.* per annum has been appropriated out of the rates levied by the Commission; that by these improvements the current of the sewer has been so increased that they are not aware that any unhealthy exhalations arise from those parts of it which remain uncovered, and as fast as new streets or openings are made, whereby the course of the river Fleet can be carried through them, the Commissioners will be enabled to arch over the whole line; whereas its being arched over in its present course would interfere with the projected improvements of a new opening being made from the City to Islington, would subject the district to an expense of upwards of 12,000 *l.*, and be of little or no avail in preventing any accumulation of filth or annoyance. We have also to acquaint you, that inspections regularly and periodically take place, in order that there may be no impediments to the free and rapid current of the waters of the river Fleet in its course to the Thames. That between the years 1822 and 1831 new sewers, to the extent of above 31,000 feet, have been constructed for the improvement of the drainage of the district, at a cost of above 23,000 *l.*, and which the Commissioners trust will demonstrate to their Lordships the anxiety and attention paid by the Commissioners in furtherance of the health and convenience of the inhabitants of the Holborn and Finsbury divisions.

We have, &amp;c.

Charles C. F. Greville, Esq.  
Council Office.

(signed) *Stable & Lush.*

A new sewer is at the present time in progress from Saffron Hill to the river Fleet, being a situation of one of the most crowded parts of a poor population in this district.

Gentlemen,

Council Office, Whitehall, 29th August 1833.

IN consequence of a representation made by certain inhabitants of the parish of St. Pancras to the Lords of His Majesty's Privy Council, of the dangerous state of the common sewer running at the back of King's-road, Camden Town, a medical inspector was sent, under the direction of their Lordships, to visit the spot, and examine and report upon its sanitary condition.

The Report was received yesterday, and I am directed to transmit, for the information of the Commissioners of Sewers, the following passages, extracted from the Report of the Medical Inspector.

"Sir,—I have, according to your desire, inspected the common sewer complained of in the enclosed memorial, and in reply, I have to state for your information, that it does appear to me to be a nuisance which should be immediately remedied. Some of the inhabitants mentioned, that the Commissioners of Sewers have promised that it should be covered in, but the delay has been so considerable that they experience very great annoyance from the very abominable stench which arises from it, and which I experienced in my examination of it in no small degree. The rate-payers naturally expect that the nuisance in question should be attended to."

Begging the early attention of the Commissioners to this subject,

I have, &amp;c.

The Commissioners of Sewers.

(signed) *Geo. Edw. Sargeant.*



Sir,

Council Office, Whitehall, 10th September 1833.

ONE of the gentlemen interested in the enclosed memorial informs me, that that document was necessary to enable the Commissioners of Sewers to form a correct judgment of the nature of the nuisance. I have already stated to you in my letter of the 29th ult., the Report of the medical inspector sent to visit the spot.

I beg to enclose you the memorial, with a hope that the object prayed for will be kindly conceded by the Commissioners.

I have, &c.,  
(signed) *Geo. Edw. Sargeant.*

The Secretary to the Commissioners of Sewers.

III.

Holborn and  
Finsbury Division.

To the Honourable Commissioners of Sewers.

WE, the undersigned inhabitants of King's-road, Camden Town, in the parish of St. Pancras, most humbly beg that you will take into early consideration the unhealthy state of the common sewer, being allowed to run at the back of the above-named place without being covered in, causing considerable deal of filthy matter to gather therein, which engenders fevers, which can be proved by persons being affected this season; and during the present prevailing epidemic disorder that is now raging, it is highly necessary for the health of the inhabitants that some alteration should be made in it, for which your petitioners will be ever thankful.

Sir,

Sewers Office, Hatton Garden, 13th September 1833.

HIS Majesty's Justices and Commissioners of Sewers for Holborn and Finsbury divisions, having taken into consideration your letter of the 29th ult. on the subject of the state of the river Fleet sewer behind King's-road, Camden Town, at their meeting held this day, direct us, in reply, to acquaint you, for the information of the Lords of His Majesty's most Honourable Privy Council, that the removal of the complaints occasioned by this open sewer has been for some time past in contemplation, by the forming of a new line of sewer through Great College-street, whereby the part complained of may be filled up; but as the expense of this alteration is estimated at about 2,000 *l.*, the whole of which the Commissioners have been unwilling to lay upon the rate-payers of the district; and as the estate of the Marquis of Camden, and the several other proprietors of land in the neighbourhood, will be materially benefited by the adoption of an improved line of drainage, in connexion with an extended length of new sewage northward and southward of this spot, they have had a negotiation with his lordship and his lessees to contribute a portion of the expense, and which is still pending. If my Lords would consider it expedient to recommended to the Government to contribute towards the expense out of the funds applicable to the prevention of the cholera, it is presumed the work might be proceeded with without further delay. We have been directed by the Commissioners to transmit to the Marquis's agent a copy of your letter and of this reply, with a view to expedite the completion of the negotiation as far as his lordship is concerned. We are directed further to communicate to you, that the arching over of the whole of the line of the uncovered parts of the river Fleet sewer has been for several years in progress, and that the sum of 1,000 *l.* per annum is appropriated out of the rates for the purpose, as stated in our letter to Mr. Greville of the 15th day of November 1831, to which we beg leave to refer.

We have, &c.

George Edward Sargeant, Esq.  
Council Office, Whitehall.

(signed) *Stable & Lush,*  
Clerks to the Commissioners.

Gentlemen,

Council Office, Whitehall, 16 September 1833.

I AM directed to acknowledge the receipt of your letter of the 13th instant, and to state, in reply, that the Lords of the Council feel satisfied that the Commissioners of Sewers will adopt such measures as are best calculated under all the circumstances of the case to remedy the nuisance complained of at Camden Town; but that there are no funds from which their Lordships would deem it expedient to recommend any advance to be made for the purpose contemplated in your letter.

I am, &c.,  
(signed) *C. Greville.*

The Commissioners of Sewers.



## IV.

## POPLAR, otherwise STEBUNHEATH MARSH DISTRICT.

## 1.—ABSTRACT of ACCOUNT of RECEIPTS and EXPENDITURE.

RECEIPTS.				EXPENDITURE.			
	£.	s.	d.		£.	s.	d.
1824:				By balance due to treasurer on account for 1823	-	171	1 11
To cash received on account of rates	520	6	2	By cash paid general expenses of works	£.138	8	8
Balance due to the treasurer	91	9	1	Expenses of jury and meetings	-	157	9 -
				Salaries, law charges and surveyor	144	15	8
	£.611	15	3			440	13 4
						£.611	15 3
5 July 1825:	£.	s.	d.		£.	s.	d.
To cash advanced by bankers	500	-	-	By balance due on last account	-	91	9 1
To cash received on account of rates	1,392	15	9	By cash paid general expenses of works	£.759	15	5
				Expenses of jury and meetings	-	87	10 -
	£.1,892	15	9	Salaries, law charges and surveyor	205	4	2
				Interest on loan	-	11	14 2
						1,064	3 9
				Balance carried to next account	-	737	2 11
						£.1,892	15 9
1826:	£.	s.	d.		£.	s.	d.
To balance of last year's account	737	2	11	By cash paid general expenses of works	£.194	4	4
				Salaries and law charges	-	138	10 -
	£.737	2	11	Interest	-	25	- -
						357	14 4
				Balance carried to next account	-	379	8 7
						£.737	2 11
1827:	£.	s.	d.		£.	s.	d.
To balance of last year's account	379	8	7	By cash paid general expenses of works	£.240	13	3
To cash advanced by bankers	500	-	-	Expenses of jury	-	113	- -
				Salaries	-	153	- -
	£.879	8	7	Interest	-	25	- -
						531	13 3
				Balance carried to next account	-	347	15 4
						£.879	8 7
1828:	£.	s.	d.		£.	s.	d.
To balance of last year's account	347	15	4	By cash paid general expenses of works	£.397	3	3
To cash received on account of rates	941	-	-	Salaries, law charges and expenses of meeting	-	391	10 -
				Interest	-	51	3 11
	£.1,288	15	4			839	17 2
				Balance carried to next account	-	448	18 2
						£.1,288	15 4
1829:	£.	s.	d.		£.	s.	d.
To balance of last year's account	448	18	2	By cash paid general expenses of works	£.176	9	11
To cash received on account of rates	1,083	3	4	Salaries, law charges, surveyor and expense of meeting	-	405	10 -
				Interest	-	38	17 5
	£.1,532	1	6			620	17 4
				Loan repaid	-	500	- -
				Balance carried to next account	-	411	4 2
						£.1,532	1 6



RECEIPTS.				EXPENDITURE.			
	£.	s.	d.		£.	s.	d.
1830:							
Balance of last year's account	411	4	2	By cash paid general expenses of works	£.234	10	2
Cash received on account of rates	55	-	-	Expenses of jury and meetings	-	36	-
Balance due to the treasurer	4	6	-	Salaries and law charges	-	175	-
				Interest on loan	-	25	-
	£.470	10	2			470	10 2
						£.470	10 2
1831:							
Cash received on account of rates	1,125	7	-	By balance brought from last account	-	4	6 -
				By cash paid general expenses of works	£.204	9	7
				Expenses of jury and meetings	-	109	11 6
				Salaries, law charges and surveyor	258	12	-
				Interest on loan	-	9	3 6
	£.1,125	7	-			581	16 7
				Loan repaid	-	500	- -
				Balance carried to next account	-	39	4 5
						£.1,125	7 -
1832:							
Balance of last year's account	39	4	5	By cash paid general expenses of works	£.1,282	6	-
Cash received on account of rates	2,086	6	6	Expenses of jury and meetings	-	85	2 -
				Salaries	-	135	7 6
	£.2,125	10	11			1,502	15 6
				Balance due to commission	-	622	15 5
						£.2,125	10 11
1833:							
Balance brought from last account	622	15	5	By cash paid general expenses of works	£.2,147	14	6
Cash received on account of rates	2,124	3	4	Expenses of meetings	-	19	14 6
				Salaries, surveyors, &c.	-	140	- -
	£.2,746	18	9			2,307	9 -
				Balance due to commission	-	439	9 9
						£.2,746	18 9

Wm. Baker, jun. Clerk.

## 2.—LIST OF THE COMMISSIONERS.

1. Sir Robert Wigram, Bart. (dead).
- 2.\*Sir C. Price, Bart. Mansion-house-street.
3. Geo. Byng, Esq. M. P. St. James-square.
4. Thomas Drane, Esq. (dead).
5. Charles Hampden Turner Godstone, Esq. a magistrate.
6. John Henry Pelly, Threadneedle-street, merchant.
7. John Wells, Esq. M. P. Lombard-street.
8. Philip Perry, Esq. (dead).
9. Christopher Richardson, Limehouse, timber-merchant.
10. Christopher Richardson, jun. ditto.
11. William Curling, Poplar, shipbuilder.
12. Samuel Jones Vachell, Esq. (dead).
13. W. Mellish, Bishopsgate-street, merchant.
- 14.\*Wm. Mellish, Esq. of Shadwell, (dead).
15. Jukes Coulson, Upper Thames-street, iron-merchant.
16. George Green, Blackwall, shipbuilder.
17. Leonard Currie, Bromley, distiller.

18. John Harkness, Esq. (dead.)
19. Almon Hill, Shadwell, merchant.
20. Henry Lang, Fenchurch-street, solicitor.
21. Sir John Woolmore, Trinity-house.
22. Robert Batson, Esq. Clayton-place, Kennington.
23. Money Wigram, Blackwall, shipbuilder.
24. John Paulin, Ratcliffe, auctioneer.
- 25.\*John Stock, Esq. Poplar, a magistrate.
26. Richard Price, 10, Finsbury-square, merchant.
- 27.\*Wm. Tooke, Esq. M. P. Russell-square.
- 28.\*Alfred Batson, Limehouse, wine-merchant.
29. James Mountague, Guildhall, surveyor.
30. John Blackett, Esq. (dead.)
- 31.\*William Pitcher, Blackwall, shipbuilder.
32. Geo. Fred. Young, Esq. M.P. Limehouse.
33. John Hayman, Esq. Trinity-house.
34. Thomas Tooke, Broad-street, merchant.
35. Robert Slade, Esq. Doctors'-commons.
- 36.\*Charles Compton Parish, Esq. Blackwall.



IV.  
Poplar District.

37. Andrew Colville, Leadenhall-street, merchant.  
 38. William Cotton, Limehouse, merchant.  
 39. William Alamus Day, Esq. (dead.)  
 40. Samuel Brown, Millwall, chain-cable maker.  
 41. Joseph Fletcher, Poplar, shipbuilder.  
 42. Mungo Gilmore, Limehouse, sail-maker.  
 43.\* Henry Loftus Wigram, Blackwall, shipbuilder.  
 44.\* Thomas Drane, jun. Bow, brewer.  
 45. Frederick Hodgson, ditto, ditto.  
 46. Rich. Arnold Smart, Esq. Bedford-place.  
 47. Robert Westley Hall Dare, Esq. M. P. Ilford.  
 48.\* John Garford, Esq. Poplar, a magistrate.  
 49\* Matthew Warton, Spital-square, surveyor.  
 50. John Hen. Pelly, jun. Threadneedle-street, merchant.  
 51. John Garford, jun. Poplar, merchant.  
 52. Richard Green, Blackwall, shipbuilder.  
 53. Henry Green, ditto, ditto.  
 54. John Samuel Harkness, Commercial road, surgeon.  
 55. Edward Stock, Poplar, schoolmaster.

- 56.\* Thomas Hillman, Millwall, Poplar, mast maker.  
 57. Charles Ferguson, ditto, ditto.  
 58\* William Johnson, Blackwall, shipbuilder.  
 59. William Fearnall, Poplar, ditto.  
 60. Charles Price, Millwall, Poplar, merchant.  
 61. Leonard Currie, jun. Bromley, distiller.  
 62. Christopher Dowson, Limehouse, shipbuilder.  
 63. William Ballantine, Esq. Thames-police office, a magistrate.  
 64. Thomas Richbell, Esq. (dead) ditto, ditto.  
 65. Matthew Wyatt, Esq. (dead), Lambeth-street office, a magistrate.  
 66. John Hardwick, Esq. ditto, a magistrate.  
 67.\* Benjamin Barnard, Cornhill, banker, a magistrate.  
 68. Samuel Hibbert, Billiter-square, merchant.  
 69. Rowland Mitchell, Lime-street, ditto.  
 70.\* John Plummer, Mincing-lane, ditto.  
 71.\* Henry Longlands, Esq. West India Dock house.  
 72. Wm. Unwin Sims, Shadwell, merchant.  
 73. James Gale - ditto - ditto.  
 74. Rev. Samuel Hoole, Poplar.  
 75. Rev. John Hoole, ditto.

N. B.—An asterisk \* is placed against the names of such Commissioners as attended at some Court of Sewers held in the year 1833.

Wm. Baker, jun. Clerk.

### 3.—NUMBER of COURTS HELD, and ATTENDANCES of COMMISSIONERS.

IN the ten years from 1824 to 1833, (both inclusive) 31 Courts of Sewers have been held, and the number of Commissioners who have attended them is 354.

The allowance of 4 s. for each Commissioner under the statute would therefore amount to 70 l. 16 s.

The actual expenses incurred by the Commissioners at their meetings during the above ten years amount altogether to 144 l.

During the above period numerous committees have been appointed to consider and report to the Court on various subjects, but no expenses have been incurred at any of their meetings.

Wm. Baker, jun. Clerk.

### 4.—TREASURER'S ACCOUNT of RECEIPTS and DISBURSEMENTS for the Year 1833.

Dr.

1833:						£.	s.	d.
Jan.	9.	TO Balance due on last year's account	-	-	-	622	15	5
—		To cash received of Thomas Gagen, on account of rates	-	-	-	22	—	—
	31.	Ditto West India Dock Company, ditto	-	-	-	1,238	4	6
May	25.	Ditto Thos. Gagen, ditto	-	-	-	45	6	4
June	1.	Ditto Thomas Gagen, ditto	-	-	-	44	10	—
	15.	Ditto West India Dock Company, balance of rates	-	-	-	746	1	6
	18.	Ditto Thos. Gagen, on account of rates	-	-	-	28	1	—
						£.	2,746	18 9

Cr.

1833:						£.	s.	d.
Jan.	7.	BY cash paid William West, for destroying moles, &c.	-	-	-	4	4	—
	26.	Ditto - - - Thomas Morris, marsh-bailiff, remuneration for extra services	-	-	-	20	—	—
—		Ditto - - - John Caton, balance of contract for works at new outlet at Messrs. Pitchers	-	-	-	101	16	—
—		Ditto - - - Thomas Morris, quarter's salary as marsh-bailiff, to Christmas	-	-	-	12	10	—
	31.	Ditto - - - For receipt stamp for cash received of West India Dock Company	-	-	-	—	10	—
Feb.	27.	Ditto - - - Messrs. William and Thomas Stewart, balance of contract for work adjoining Messrs. Pitchers	-	-	-	666	13	—



# SELECT COMMITTEE ON SEWERS.

[59

		£.	s.	d.	IV.
March 7.	By cash paid William Baker, jun. half-year's salary as clerk, to Christmas last - - - - -	35	-	-	Poplar District.
11.	Ditto - - - Messrs. Hunter and English, for iron-work at new outlet - - - - -	202	7	-	
26.	Ditto - - - Horsley Iron Company, for iron sewer plates at ditto - - - - -	197	2	-	
30.	Ditto - - - Messrs. Pitcher & Co. for timber, &c. for ditto	54	19	-	
April 6.	Ditto - - - Messrs. William and John Freeman, for mason's work at ditto - - - - -	39	9	-	
19.	Ditto - - - Messrs. Garrett and Westbrook, for compensation and use of field in making outlet - - - - -	6	-	-	
25.	Ditto - - - John Caton, for carpenter's work, &c. - - -	178	-	-	
26.	Ditto - - - Benjamin S. Coxhead, for ironmonger's work -	7	2	6	
27.	Ditto - - - Luke Raven, for repairing culvert - - -	4	6	6	
—	Ditto - - - William West, for cleansing and repairing sewers - - - - -	28	7	-	
May- 1.	Ditto - - - Thomas Morris, quarter's salary to Lady-day -	12	10	-	
June 15.	Ditto - - - for stamp receipt for cash received of West India Dock Company - - - - -	-	7	6	
—	Ditto - - - Samuel Lovegrove, expenses of meeting on 8th August 1832 - - - - -	19	14	6	
July 1.	Ditto - - - William Baker, for half-year's salary to Midsummer - - - - -	35	-	-	
—	Ditto - - - Ditto disbursements for printing - - -	3	3	-	
—	Ditto - - - John Cocksholl, for work at new outlet - - -	-	10	-	
3.	Ditto - - - Messrs. William and J. Stewart, for culvert at Alfred-street - - - - -	47	6	6	
—	Ditto - - - Ditto for arching over sewer at Park street -	265	1	-	
12.	Ditto - - - John Morris, proportion of salary to Midsummer	4	3	4	
—	Ditto - - - Thomas Morris's executors proportion of salary due at his decease - - - - -	8	6	8	
Aug. 5.	Ditto - - - Simon Lane, for printing - - - - -	2	-	-	
27.	Ditto - - - William West, for repairing dams and cleansing sewers - - - - -	9	3	6	
31.	Ditto - - - Messrs. Walker and Burges, for superintending new outlet, &c. - - - - -	136	3	-	
Sept. 28.	Ditto - - - William West, for destroying moles, repairing dams, &c. - - - - -	5	11	-	
Oct. 10.	Ditto - - - John Morris, quarter's salary to Michaelmas -	12	10	-	
16.	Ditto - - - John Caton, for carpenter's work - - -	68	2	-	
Nov. 23.	Ditto - - - James Lee, for cutting new sewer, cleaning old sewers, &c. - - - - -	112	17	-	
Dec. 4.	Ditto - - - B. S. Coxhead, for ironmonger's work - - -	6	14	-	
	Balance due to Commissioners - - -	439	9	9	
		£.	2,746	18 9	

Wm. Baker, jun. Clerk.

## 5.—EXPENSES incurred in forming OUTLET at *Blackwall*, 1832 and 1833.

		£.	s.	d.
Walker and Co., for cast-iron pipes - - - - -		195	17	9
W. & T. Stewart, for brick-work - - - - -		1,066	13	-
Hunter and English, for iron-work - - - - -		202	7	-
W. & T. Freeman, for mason's work - - - - -		39	9	-
J. Caton, carpenter's work, &c. - - - - -		307	16	-
Horsley Iron Company, for iron plates - - - - -		197	2	-
Garrett and Westbrook, for use of field - - - - -		6	-	-
Pitcher & Co. for timber, &c. - - - - -		54	19	-
Cocksholl, for work - - - - -		-	10	-
Walker and Burgess, for superintending works at new outlet -		136	3	-
Morris, ditto - - - - -		20	-	-
		£.	2,220	16 9

Wm. Baker, jun. Clerk.



V.

TOWER HAMLETS DISTRICT.

1.—ACCOUNT of all SUMS RECEIVED and PAID by the COMMISSIONERS of SEWERS for the *Tower Hamlets*, in the County of *Middlesex*, for the last Ten Years; viz. 1824 to 1833.

	1824.		1825.		1826.		1827.		1828.		1829.		1830.		1831.		1832.		1833.	
	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.	£.	s. d.
RECEIVED.																				
Balance in hand 1st January 1824	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collected on rates	327	19 3	-	-	-	-	-	-	10,260	- 1	1,549	4 6	2,953	11 1	5,453	9 3	13,320	- 3	5,612	17 7
Received of John Harris, late a collector, in part of debt due from him	-	-	-	-	-	-	20	-	-	-	5	-	5	-	10	-	-	-	-	-
Received of William Mellish, esq. (loan)	-	-	-	-	-	-	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Received of sundry persons in aid of building new sewers	-	-	-	-	-	-	1,741	11 -	121	10 -	19	19 -	40	-	-	-	-	-	310	- -
Received a dividend from the estate of Richard Francis, late a collector	-	-	-	-	-	-	-	-	-	-	2	8 4	-	-	-	-	-	-	-	-
Received of T. Daplyn, surety for R. Daplyn, late collector, balance due from him	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	84	13 6	-	-
£.	7,495	11 6	3,149	9 2	5,742	10 7	5,341	15 8	10,381	10 1	1,576	11 10	2,998	11 1	5,463	9 3	13,404	13 9	5,922	17 7
PAID.																				
Works	3,361	13 9	2,588	3 10	2,796	6 4	4,511	3 6	2,315	14 2	1,553	14 6	1,032	8 10	666	2 8	8,732	19 -	4,081	13 10
Establishment	950	19 -	957	2 6	985	17 6	935	16 -	1,101	15 -	780	12 -	946	12 -	677	10 6	1,144	10 -	713	14 -
Occasional services	-	-	13	1 6	-	-	-	-	50	12 -	-	-	21	-	29	15 -	27	6 -	10	10 -
Stationery and printing	107	15 3	56	5 11	126	3 6	49	16 -	213	9 6	53	3 6	48	19 8	40	-	108	15 6	52	5 5
Office expenses and repairs	185	8 1	152	17 2	218	3 1	137	3 6	250	6 8	138	18 4	253	10 -	102	5 5	208	18 4	229	1 8
Law expenses	131	1 8	255	17 -	84	6 6	217	7 -	1,111	4 4	217	17 6	168	12 4	-	-	290	6 4	208	16 2
Parliamentary charges	123	19 -	11	17 -	52	17 6	93	1 -	78	11 4	8	7 -	14	7 -	-	-	22	1 -	30	9 -
Expenses of juries, presentments, assessors and rate-books	270	17 9	-	-	460	5 4	27	1 -	450	2 6	13	8 -	120	4 10	116	18 10	149	10 -	48	18 6
Over-payments returned to collectors	-	-	-	-	-	-	-	-	168	14 -	-	-	-	-	-	-	-	-	-	-
Rates repealed and returned	-	-	9	2 -	-	-	-	-	129	9 -	670	7 2	-	-	-	5 6	-	-	-	-
Debts due under former commission	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,217	9 9	381	4 7	145	18 6
Drawing plans, extra surveys and instruments	34	5 -	239	4 -	-	-	30	-	50	-	260	5 -	43	3 -	2	16 -	225	1 -	328	17 9
Contingencies	323	16 6	312	16 6	161	10 6	191	13 -	244	3 7	271	10 3	211	12 9	185	10 -	203	14 -	309	14 1
Compensation for injury to premises and persons	94	13 3	19	5 -	5	-	3	3 -	-	-	10	-	-	-	16	13 6	13	5 6	-	-
Loan and interest paid Wm. Mellish, esq.	-	-	-	-	-	-	-	-	1,565	10 -	-	-	-	-	-	-	-	-	-	-
Suing out new commission	-	-	-	-	-	-	-	-	-	-	-	-	-	-	32	16 -	-	-	-	-
£.	5,584	9 3	4,615	12 5	4,890	10 3	6,196	4 -	7,729	12 1	3,978	3 3	2,860	10 5	3,088	3 2	11,507	11 3	6,159	18 11



2.—A LIST of the COMMISSIONERS of SEWERS for the *Tower Hamlets* (excluding *St. Katharine's* and *Blackwall Marsh*), appointed under the present Commission of Sewers for those Limits, bearing date the 4th day of December 1830.

Duke of Wellington, Apsley-house.	M. Warton, jun., Stepney Causeway, qual.
Earl of Shaftesbury, Grosvenor-square.	Emanuel Goodhart, Brighton.
Sir G. W. Denys, Bart., ditto.	Rd. Barrett, Commercial Road - qualified.
Sir John Osborn, Bart., Hanover-square.	Hugh Parnell, Upper Clapton - qualified.
Sir George Duckett, Bart., Pall Mall.	Henry Stratton, Enfield - - qualified.
Sir J. F. H. Doyle, Bart., Tower of London.	John Burnell, Whitechapel Road qualified.
Sir D. Williams } Rutlandshire, both dead.	Edward Meyrick, Spitalfields - qualified.
Sir G. Naylor }	William Hale, Homerton - - qualified.
John James Watson, D. D., Hackney.	Peter Kendall, abroad.
Wm. Joseph Bayne, M. D., Mile End.	James Helme, Walthamstow.
C. Lush, Charles-square, Hoxton - qualified.	William Horton, jun., dead.
Thomas Newsom, dead.	W. U. Sims, George-yd., Lombard-st. qual.
William Horton, dead.	Thomas Gale, Shadwell - - qualified.
J. Marshall, Tottenham High Cross, qualified.	Robert Simpson.
Newell Connop, Enfield, Middlesex.	John Marshall, jun., Tottenham.
George Byng, St. James's-square.	Philip Chabot, Fashion-street, Spitalfields.
Stephen Wilson, Milk-street, Cheapside.	George Fournier, King-street, Cheapside.
Thomas Masheter, Hornchurch, Essex.	Charles Chapple, Shoreditch.
John Jones Holman, dead.	T. Benson, New Grove, Mile End, qualified.
William Mellish, dead.	J. Castle Gant, Acton-place, Kingsland, qual.
Octavius Masheter, Romford, Essex.	James Gale, jun. Shadwell - - qualified.
John Read, Charterhouse-square.	Nicholas Charrington, Mile End - qualified.
William Forsteen, Chelsea.	John Prested, Houndsditch - - qualified.
Charles David Williams, Stamford Grove	J. Peppercorne, East India House - qualified.
East, Upper Clapton - - qualified.	William Steinmetz, Homerton - qualified.
Major Rhode, abroad.	George Wildbore, Hackney Road - qualified.
David H. Stable, Hatton-garden - qualified.	John Coward, Old Ford - - qualified.
S. Page, Devonshire-st. Bloomsbury, qualified.	Isaac Bird, Globe-lane, Mile End - qualified.
James Collins, dead.	William Gibbs, Savage Gardens, Tower Hill.
Robert Vaux, Tottenham - - qualified.	Joseph Hume, M.P. Bryanstone-square.
James Aspinall, Furnival's-Inn.	Thomas Fowell Buxton, Spitalfields.
George Fox, Shadwell - - qualified.	Frederick Hodgson, Bromley.
Henry Mercer, Hackney Road - qualified.	Richard Benyon De Beauvoir, Hackney.
William Mellish, Bishopsgate-street.	William G. D. Tyssen, Hackney - qualified.
P. Renvoize, Green-st. Bethnal-green, qual.	William Hobson, Stamford Hill.
Richard Gray, dead.	William Hobson, jun. Harley-street.
Robert Batson, Newington.	Sampson Hanbury, Spitalfields.
Alfred Batson, Limehouse - - qualified.	Samuel Mills, Russell-square - qualified.
Thomas Drane, ditto.	Robert Pryor, Spitalfields.
James Sanders, dead.	Thomas Butts Aveling, ditto.
Jacob Sims, Sun Tavern Fields - qualified.	Robert Hanbury, Hackney - - qualified.
James Sims, ditto - - - qualified.	J. H. Ebrington, Tower of London, qualified.
Charles Webster Glynes, Aldgate.	James Young, Grove-place, Hackney.
R. P. Pritchard, King-street, Cheapside.	Joseph Grout, Stamford Hill.
Stephen Thomas, Brixton - - qualified.	Edward Hawkins, Goodman's Fields.
Charles Hampden Turner, Crosby-square.	J. Tickell, Castle-st. Whitechapel, qualified.
W. Bayne, New Grove, Mile End, qualified.	Matthew Wyatt, dead.
Robert Helme, Walthamstow.	Christopher Richardson, sen. Limehouse.
T. Longbotham, Kingsland Road - qualified.	C. Richardson, jun. ditto - - qualified.
Peter Mallard, Woodford.	John Roberts, Commercial Road - qualified.
John Hartshorn, Blackheath - - qualified.	George Frederick Young, M. P., Limehouse.
John Jones.	Thomas Ward, Commercial Road, qualified.
R. J. Allen, Leman-st. Goodman's-fields, qual.	John Charrington, dead.
Thomas Warburton, Hackney - qualified.	W. Ballantine, Thames Police-office, qualified.
William Rhodes, Hoxton - - qualified.	John Coope, Whitechapel.
Luke T. Flood, Cheyne Walk, Chelsea, qual.	John Davis, Leman-street, Goodman's Fields.
James Nicholson Collyer.	William Bawtree, dead.
Thomas Rhodes, Hoxton.	Richard Green, Blackwall.
Tom Flood Cutbush, Enfield.	Thomas Drane, jun. Bromley.
John Orange, Tenterden, Kent - qualified.	Nicholas Willard, Eastbourne - qualified.
T. Brown, New Grove, Mile End - qualified.	Cornwall Reynolds, Clapton-square.
David Richardson, Wellclose-square.	Charles B. Stutfield, Hackney - qualified.
James Wilmot Lush, ditto - - qualified.	G. Ofor, Trinity-sq. Tower Hill - qualified.
M. Warton, sen., Spital-square - qualified.	George Apedaile.



V.  
Tower Hamlets  
District.

John C. Gant, jun. Acton-place, Kingsland.	William Neale, dead.
Charles Leonard Stable, Hatton Garden.	Michael Atkins, Hackney Road - qualified.
Edward Colebatch, Minories - qualified.	John Crutchley, Tottenham - - qualified.
Richard Berford, Stoke Newington, qualified.	John Francis, Clapton-square - qualified.
Joseph Watson.	W. Stutfield, Ratcliffe Highway - qualified.
James Scott Smith, Whitechapel - qualified.	James Walsh, Custom House - qualified.
T. Walker, Police-office, Lambeth-st. qualified.	Sawyer Spence, Wapping - - qualified.
Henry Burge, Stamford Hill.	Thomas Driver, Wapping.
A. Balmanno, Queen-st. Cheapside, qualified.	Thomas Wilson, Walthamstow - qualified.
T. R. Read, Claremont-ter. Pentonville, qual.	Edward Windus, Stamford Hill.
Peter Bacon, Mile End Road - qualified.	T. R. Read, jun. Tower of London - qualified.
David Allen, Coleman-street - qualified.	R. Carpenter, Myddleton-square - qualified.
John W. Hartshorne, Blackheath - qualified.	Charles Tilstone Beek, Hackney - qualified.
James Sanders, jun. Tottenham.	George Smith, Whitechapel - - qualified.
John Smith, Minories - - - qualified.	Henry Green, Blackwall.
James Boote, Mile End - - - qualified.	James Wyatt, York-street, Covent Garden.
John Clemens Binner, Mile End - qualified.	Rev. D. Mathias, Whitechapel Recty, qualified.
George Faith, Mincing-lane - qualified.	Rev. S. W. Mister, St. John's College, Oxford.
John Roberts, Clapton.	Rev. Joshua King.
Thomas Reece, Shoreditch - - qualified.	Rev. Henry H. Norris, Grove-street, Hackney.
John Burnell, jun. Whitechapel - qualified.	Rev. T. Barneby, Stepney Rectory, qualified.
Richard Gregory, Spitalfields - qualified.	Rev. Charles R. Rowlatt, Bromley, qualified.
Joshua Pedley, Whitechapel - qualified.	Rev. Evan James, Stepney - - qualified.

The following Names were subsequently inserted by virtue of a Fiat, bearing date the 31st January 1831.

Jesse Cullum, Mile End Road - qualified.	G. S. Wallis, Whitechapel Road - qualified.
John G. Hammack, Mile End Road, qualified.	Henry Nelson, Mile End - - qualified.
John Butler, Bethnal Green - qualified.	John Hayman, Mile End Road.

The following were inserted by virtue of a Fiat, dated 7th March 1831.

Thomas Burford, Ratcliff Highway, qualified.	Joseph Teale, } both dead.
Francis Whitehurst Brown, Bow - qualified.	John Crook, }

The following were inserted by virtue of a Fiat, dated 27th January 1832.

John Stock, Poplar - - - qualified.	John Garford, East India Road - qualified.
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The following was inserted by virtue of a Fiat, dated 19th September 1833.

Daniel Edward Stephens, Stepney.

John William Unwin, Clerk.

3.—A LIST of the several PARISHES and HAMLETS within the Jurisdiction of the COMMISSIONERS of SEWERS for the *Tower Hamlets* (excluding *St. Katharine's* and *Blackwall Marsh*), showing the Population and Number of Houses in each Parish or Hamlet.

PARISHES.	Population.	Number of Houses.
Parish of St. John at Hackney - - - - -	31,132	5,834
Parish of St. Matthew, Bethnal Green - - - - -	63,000	12,000
Parish of Christ Church - - - - -	17,949	2,418
Liberty of Old Artillery Ground - - - - -	1,114	187
Hamlet of Mile End Old Town - - - - -	33,898	6,877
Hamlet of Mile End New Town - - - - -	7,262	990
Hamlet of Ratcliff - - - - -	9,741	1,772
Parish of St. Paul, Shadwell - - - - -	9,544	1,632
Parish of St. John of Wapping - - - - -	3,564	573
Parish of St. George - - - - -	38,505	6,257
Parish of St. Mary, Whitechapel - - - - -	30,733	4,485
Parish of St. Botolph Without, Aldgate - - - - -	3,453	519
Liberty of Tower Without - - - - -	280	37
Parish of Trinity, Minories - - - - -	508	77
Parish of St. Anne - - - - -	15,695	2,878
Parish of St. Mary Stratford, Bow - - - - -	3,371	716
Parish of St. Leonard, Bromley - - - - -	4,846	912
Parish of All Saints, Poplar - - - - -	16,849	2,682
	291,444	50,846



Rack Rental of the above as rated at the last Rate.

V.  
Tower Hamlets  
District.

PARISHES.						RENTAL.
						£.
Parish of St. John at Hackney (the part rated)	-	-	-	-	-	116,076
Parish of St. Matthew, Bethnal Green	-	-	-	-	-	121,424
Parish of Christ Church	-	-	-	-	-	34,603
Liberty of Old Artillery Ground	-	-	-	-	-	3,549
Hamlet of Mile End Old Town	-	-	-	-	-	108,198
Hamlet of Mile End New Town	-	-	-	-	-	12,365
Hamlet of Ratcliff	-	-	-	-	-	31,779
Parish of St. Paul, Shadwell	-	-	-	-	-	22,714
Parish of St. John of Wapping	-	-	-	-	-	27,058
Parish of St. George	-	-	-	-	-	162,513
Parish of St. Mary, Whitechapel	-	-	-	-	-	94,908
Parish of St. Botolph Without, Aldgate	-	-	-	-	-	42,680
Liberty of Tower Without	-	-	-	-	-	1,859
Parish of Trinity, Minories	-	-	-	-	-	5,920
Parish of St. Anne	-	-	-	-	-	41,285
Parish of St. Leonard, Bromley (the part rated)	-	-	-	-	-	951
Parish of All Saints, Poplar (the part rated)	-	-	-	-	-	6,985
Parish of Saint Mary Stratford, Bow (no part rated)	-	-	-	-	-	—
£.						834,867

John William Unwin, Clerk.

4.—AN ACCOUNT of the Attendances of the COMMISSIONERS OF SEWERS for the *Tower Hamlets* (excluding *St. Katharine's* and *Blackwall Marsh*), showing the difference between the Amount allowed under the Stat. 23 Hen. 8, c. 5, and the Sum paid for the Year 1832.

D A T E.			Number.	Amount.	D A T E.			Number.	Amount.				
				£.	s.					£.	s.		
Jan.	10	Committee	-	6	1	4	Sept.	18	Committee	-	7	1	8
	20	Ditto and Court		45	9	-		25	Ditto and Court		27	5	8
Feb.	21	Committee	-	11	2	4	Oct.	2	Committee	-	8	1	12
	24	Ditto and Court		33	6	12		9	Ditto and Court		30	6	-
March	2	Committee	-	10	2	-		16	Committee	-	5	1	-
	20	Ditto	-	10	2	-		19	Ditto and Court		34	6	16
	23	Ditto and Court		32	6	8		30	Committee	-	4	-	16
April	6	Committee	-	10	2	-	Nov.	2	Ditto and Court		26	5	4
	10	Ditto	-	9	1	16		6	Committee	-	10	2	-
	17	Ditto and Court		33	6	12		10	Ditto	-	7	1	8
May	8	Committee	-	10	2	-		13	Ditto	-	11	2	4
	18	Ditto and Court		27	5	8		23	Ditto	-	6	1	4
	22	Committee	-	7	1	8		27	Ditto	-	7	1	8
	29	Ditto and Court		24	4	16	Dec.	11	Ditto	-	10	2	-
June	11	Committee	-	7	1	8		14	Ditto and Court		29	5	16
	12	Ditto and Court		23	4	12							
	15	Committee	-	9	1	16	132 -						
	22	Ditto	-	7	1	8							
	26	Ditto and Court		27	5	8							
July	19	Committee	-	7	1	8							
	20	Ditto and Court		39	7	16							
Aug.	17	Ditto	- ditto	24	4	16							
Sept.	4	Ditto	- ditto	29	5	16							
							Amount paid			- - -	£.	219	16
												132	-
							Difference			- - -	£.	87	16



V.  
Tower Hamlets  
District.

A similar Account of Attendances for the Year 1833.

DATE.			Number.	Amount.	DATE.			Number.	Amount.
				£. s.					£. s.
Jan.	15	Committee -	7	1 8	Aug.	24	Committee -	6	1 4
	18	Ditto and Court	40	8 -		27	Ditto and Court	18	3 12
Feb.	12	Ditto - ditto	23	4 12	Oct.	4	Ditto - ditto	25	5 -
	26	Committee -	7	1 8		18	Ditto - ditto	28	5 12
March	1	Ditto - -	7	1 8	Nov.	16	Committee -	6	1 4
	5	Ditto and Court	23	4 12		19	Ditto and Court	22	4 8
	19	Committee -	8	1 12	Dec.	17	Ditto - ditto	18	3 12
	26	Ditto and Court	21	4 4				83 12	
April	16	Committee -	7	1 8					
	19	Ditto and Court	33	6 12					
May	7	Ditto - ditto	17	3 8					
	14	Committee -	7	1 8	Amount paid - - - £.			195 10	
	21	Ditto and Court	20	4 -				83 12	
June	11	Ditto - ditto	20	4 -					
July	5	Ditto - ditto	20	4 -	Difference - - - £.			111 18	
	19	Ditto - ditto	35	7 -					



for the public wants, and that there is a pressing necessity for new sewage. The Commissioners, acting on these presentments, and feeling this necessity, are now in the prosecution of works which they have deemed essential to public purposes; and the question is, whether this Court is to stop a proceeding of so much importance to the public interest? I say, with Lord Kenyon, that if a case was made out, so as to call upon a court to act, the Court would do so; but, considering the great importance of the subject, I think the Court would act rashly, if it interfered with works of such public utility; and the question I am to ask myself is, whether it is the duty of the Court to interfere in such works as these?

Whether the Commissioners are doing right or wrong, this Court has no power to determine. The application is not made here to determine whether the Court of Sewers are acting within their jurisdiction. This Court has the power of interposing a remedy pending a litigation in other courts: that is, if an act is done during the exercise of rights, and that act will be followed by consequences which may be considered irreparable, though this Court has no jurisdiction to determine the right, it has a jurisdiction to maintain the property in the state it exists.

Those who apply here have two things to establish; first, that the right admits of serious question, and that the exercise of this doubtful right will be attended with irreparable injury.

If the bill stood as it appears on the brief, it would have been questionable how such a bill could have been entertained. The Court, perhaps, would have looked to the substance and not to the form. Probably, if these words are added: that it is filed by the plaintiffs on behalf of themselves and others, who pay towards the expense of the suit, it may be sufficient. This bill represents, that the Commissioners of Sewers have at no time interfered with the sewage of Ratcliff; that the hamlet has constantly provided drainage for itself, and supported it by the contributions of persons whose property adjoined the drains; and the bill insists, that because the Commissioners never interfered with this parish, that it is to be taken they have no right to interfere. In the first place, the statement is not accurately connected with the facts; for with the sewage and drainage of the hamlet the new line of sewage does not interfere, except for the last 20 yards, as appears by the plan of the Commissioners, for to that distance only is the drain in the hamlet of Ratcliff to be extended and enlarged. In no manner, therefore, as the plan describes, does the intended drain interfere with the ancient drain. Those who have used the ancient drainage will still use it with all the advantages with which they before exercised it, and if there was anything in the principle stated in this bill, it would have no application to the facts. Though it may be so stated, that it has no application to the fact, yet it would be impossible to argue that the principle is entitled to any weight in a court of justice.

Is it possible that there can be any prescription in a parish against the general jurisdiction of the Commissioners of Sewers, which is given by Act of Parliament, and not by the common law? There is no principle can arise by reason that the right has never been exercised within the district. The district is perhaps of small population; these drains have probably been adequate, and therefore the Commissioners have never been called upon to exercise their authority, because their interference has never been required for any private or public purpose; but it is not because it has not been done, that when there is need to use the right, as the words of the Statute express it; when, by the erection of new buildings and new docks, need does require them to exercise their authority, that their abstinence can interfere with that original and general right which the law will enforce.

These inhabitants who have filed this bill must go farther to make out a case than they have ventured to state; for they have called upon the Court, not merely to interfere with the 20 yards, but to prevent the Commissioners of Sewers from carrying any of their works through the hamlet of Ratcliff Highway. Upon what principle is it to be stated, that if the general purposes of the neighbourhood, or even if there is a principle, how can it be applied so as to allow you to maintain that if the erection of new houses and buildings require drains to be carried through Ratcliff, the Commissioners should not have the authority? The authority of the Commissioners must of necessity be universal, in order to give that effect to their public works which may be required; and these plaintiffs must state a right more universal in order to enable them to maintain their right to the injunction.

The real truth is, that the drains are not made for the hamlet of Ratcliff. From what has been argued here, it would have been thought that the contest was whether the drains were sufficient now for the hamlet of Ratcliff. That has no relation to the facts. The truth is, that the Commissioners of Sewers, in consequence of being called upon, are now making new drains and sewers, not for Ratcliff Highway, but for the extensive newly-created neighbourhood, and they are of opinion that the best way is to communicate with the river Thames, by carrying their new drain through Ratcliff, having no desire to interfere with that hamlet except for the last 20 yards. All parties here, even the plaintiffs themselves, appear to have been of the same opinion, and that the occasions of the neighbourhood required a new drainage. Mr. Warton, an active gentleman, has himself made reports upon the subject, and proposed a plan for the drainage of the hamlet. The only difference between his plan and the one now adopted is, that the Commissioners thought it would be more convenient to communicate with the River Thames at Ratcliff-cross Stairs. Mr. Warton and the inhabitants of the hamlet were apprehensive that if there was a new drain to terminate at Ratcliff, it would end in an additional rate on the hamlet.

In his plan, the only difference is by proposing that the issue should be in the parish of Wapping, all agreeing in the necessity of a new drainage.

Now, whether Mr. Warton's plan will be most convenient, or that of the Commissioners will best answer the purpose, this Court has not the means of taking into its consideration;



V.  
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District.

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the law has referred it to the Commissioners of Sewers, and Mr. Warton has no right to quarrel with their plan, the law having given to the Commissioners the absolute power of decision. It is not upon any question of expediency that this Court, or any Court would interfere with the judgment of the Commissioners. I am at a loss to conceive how there can be any doubt of the right of the Commissioners to effect this object. Those who complain of the object have themselves given evidence that it is a necessary object, with respect to the drainage. Unless I can entertain great doubt as to the right to this drainage, there is an end of all question.

It was said by the counsel that there was great doubt as to the right; that although this may be the best mode of giving the hamlet the benefit of drainage, yet still it is doubtful whether this statute meant to give authority to the Commissioners to make new sewers, or only to replace old sewers by new ones, and a passage has been read from Lord Coke to give weight to that argument. I have looked into that book, and I have read Callis on Sewers, a book of great authority; I have looked at the Act of Parliament, and referred to a particular part of the Act: the words are "when need shall require;" and I entertain no doubt that if you erect new houses and form a new neighbourhood, which make new drains necessary, that this Statute meant to give the power to the Commissioners, and that they have the authority.

I am clearly of opinion that there can be no serious doubt entertained as to the right of the Commissioners to exercise their authority in proceeding with the works they have in project; but suppose I had a doubt, and thought there was a serious question as to the exercise of the right, still I should never think it my duty to interrupt a work of such great public utility, unless it was clearly made out to me that the consequence would be irreparable injury to some right. It appears to me that this case is as free from any question of irreparable mischief as it is of doubt with regard to the right. I had considered that this was a work which meant to supplant the actual drains of the parish; that was the apprehension I conceived. I have had occasion to observe, what I now repeat, that, adverting to the plan the plaintiffs have handed up to me, which is confirmed by the other plans, it seems to me that the projects of the Commissioners in no manner interfere with the drainage of the parish otherwise for the last 20 yards. The Commissioners will have these 20 yards in common with the parish, not to the injury of the parish, for the consequence will be, that instead of being a narrow and inconsiderable outlet, it will be capacious and ample, and instead of working an injury to, will benefit the drainage, if it need any extension of space.

On the second point, I am prepared to declare the same clear opinion, that not only is there no doubt as to the right, but that no case of irreparable injury is made out, even if the doubt as to the right had been established. I dismiss the application, because I have no doubt as to the right of the Commissioners to carry into effect the projects they have in view, and because it is not shown that, even if there is a doubt, it is a case of irreparable injury.

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7.—CASE, and OPINION of Sir *Samuel Shepherd*, Solicitor-general, as to the power of COMMISSIONERS of SEWERS to make new Sewers under Stat. 23 Hen. 8, c. 5.

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CASE.

IN the vicinity of the parish of St. George, Middlesex, is an ancient public sewer, called the Man in Moon and Wapping Level Sewers, which runs through and intersects that and other adjacent parishes, from whence it formerly found its way and discharged itself into the River Thames.

In consequence of an Act for making wet-docks, basins, cuts and other works for the greater accommodation of shipping within the Port of London, passed in the 39th & 40th year of the King, several branches of the above sewer which ran through that part of the land which was required for the purposes of the docks, and conveyed the water through various channels, gutters, ditches, drains, &c. into the river, were wholly destroyed or filled up, and the houses, shops, warehouses and cellars, &c. in the neighbourhood, are in consequence, for want of sufficient and capacious sewers or drains, frequently inundated with water, and their goods and property thereby much damaged and injured, as well as the public streets (from sudden rains) often rendered impassable.

In the neighbourhood of Old Gravel-lane in particular this grievance is severely felt. Before the London Dock Act the waters from the higher grounds in Whitechapel parish passed through Church-lane, Well Close-square, and other parts of that parish, and from thence into and through the grounds and premises marked in the plan with red, and which now form the site of the London Docks, through different channels in various directions, which communications now being cut off, the whole burthen of the sewer is diverted along the outside of the London Dock wall in Pennington-street, from thence into and down the declivity of Old Gravel-lane as far as the corner of Worcester-street, where it turns short, and is conveyed from thence into and through an ancient narrow and ill-constructed sewer or drain, which was formerly sufficient for that branch of the main sewer only, into the River Thames, but such smaller sewer not being sufficiently capacious to receive such an immense accumulation of water, causes the streets and houses to be overflowed and inundated, to the great inconvenience and injury of the inhabitants.

The plan referred  
to is not in pos-  
session.

*J. W. Urwin.*

The



The complainants have made application to the Commissioners of Sewers for a new sewer adequate to the purposes required, but they have given for answer, that they have not power to comply.

The complainants are fully of opinion that the Commissioners have a power within themselves under the Sewer Laws.

With respect to any disinclination the Commissioners of Sewers may have to make new effectual sewers, it may arise from the opinion of some that the part of Old Gravel-lane complained of has been little better than a swamp from time immemorial, and that the inhabitants are no more inconvenienced now than they were 40 years ago. This, however, is not the fact, for many years since the pavement was raised full 18 inches, and the evil complained of therefore arises from the increased quantity of water, which formerly found its way through the several sewers now stopped up or destroyed, not having a passage through sewers and drains of sufficient depth and width for carrying off the water, as above described.

So that upon sudden rains the accumulation of water comes with great violence down the large new sewer erected by the London Dock Company, under the direction of the Commissioners of Sewers, into a small old sewer not more than one-third the size of the new one, and the whole body of water coming from and upon this level has but one place of exit into the River Thames, instead of three or more which existed before they were stopped up or destroyed by the London Dock Company; the fact is therefore unanswerable, that the sewers and drains which formerly conveyed the waters through various parts of the London Dock premises immediately into the River Thames being now completely cut off, and the whole of the water diverted into such smaller sewer or drain (which they say was before insufficient), it must necessarily increase the quantity, and cause the inundations to be much greater.

As to what relates to the powers of the Commissioners to erect new sewers (which they seem much to doubt), there seems to be no doubt, under the authority of Callis's Reading on the Statute of Sewers, of their powers being sufficiently extensive, if they are disposed, to remove the grievance.

In section 88, the Statute of 3d James and 14th is cited, in which it is declared, that the walls, ditches, banks, gutters, sewers, gates, causeways, bridges, streams and watercourses in and about the City of London, where no passage of boats is used, having their fall into the River of Thames, of two miles of London, shall be subject to the Commissioners of Sewers, and to all Statutes made for sewers.

In section 96, *see* also 109, it is laid down that the Laws of Sewers being of great and urgent necessity, the intent may be extended beyond the letter of the words; for the words "and the same to make new," which, in a literal construction, cannot extend to new ones where none were before, but to the re-edifying of the decayed old ones, may in equal justice extend to the sense to new-making as well as renewing; and in support of this doctrine, Shaw's Parish Laws, p. 331, is quoted, as giving authority to the Commissioners to make new ones.

In section 99, the King's Council order, after, *inter alia*, that the authority of the Commissioners to cause new banks, drains or sluices to be made where there had not been any before, and their authority to make rates, &c. had been disputed, and that it can neither stand with law nor common sense or reason to restrain the Commissioners of Sewers from making new works, as well as to repair the old, where necessity doth require, directs, requires, encourages and warrants the Commissioners to proceed in the execution of their several commissions notwithstanding.

In section 105, it is considered that Commissioners of Sewers have power to proceed three manner of ways, viz. by survey, by jury, and by discretion, and that if a new sewer, gutter or trench is to be cast, it may be determined of by the view and survey of the Commissioners, as also the length, height and depth of them.

In section 113, it is laid down, that Commissioners of Sewers may, in their wisdom and discretion, erect new walls, banks, defences, when and where they may think necessary.

Other very material information, which it would lengthen this case too much to insert, is to be found under the heads "Removal of Obstructions," and "Recapitulation of the Lectures contained in Callis's books."

This case at length resolves itself in the following questions; viz.

Whether the Commissioners of Sewers have power to make good and sufficient sewers to carry off the water, in case they shall think it necessary?

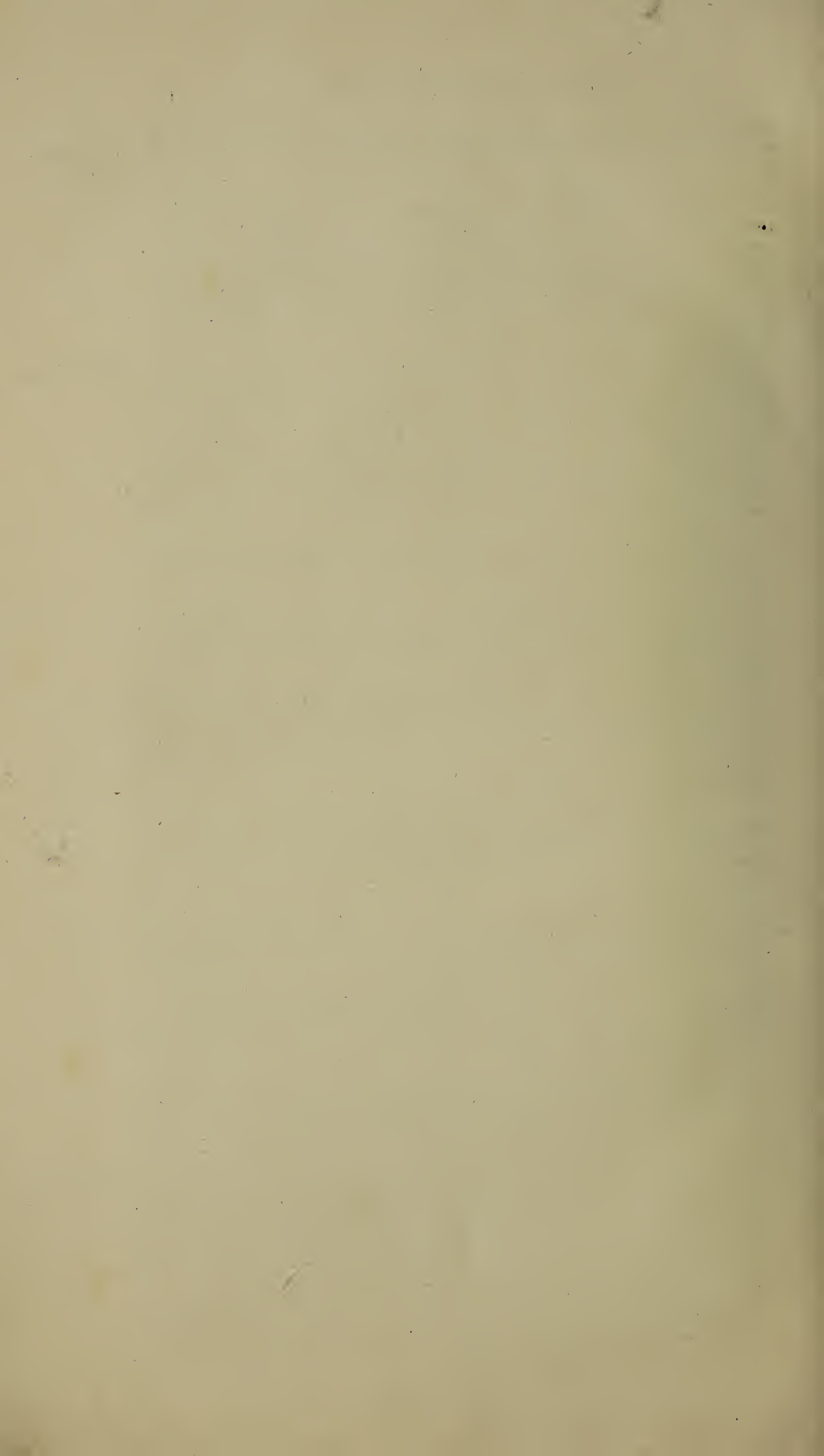
#### OPINION.

In many cases in the books, from the expressions therein used, considerable doubt has been raised whether the Commissioners may make new sewers where there have been none before, though it is clear they may alter, amend or new-make any old sewer; but I think in a place within their jurisdiction, where, from local circumstances, the old sewers have become insufficient to carry off the water as heretofore was done, or as for the purposes of inhabitation it may become necessary now to do, the Commissioners have power to make new sewers for such purpose, as well as to alter, enlarge or repair the old sewers.

28 June 1816.

(signed) S. Shepherd.











R E P O R T:

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Sewers of the Metropolis.

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*Ordered, by The House of Commons, to be Printed,  
8 August 1834.*

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